



MISSOULA CONSOLIDATED PLANNING BOARD

Meeting Minutes



Missoula County
Planning, Development & Sustainability
(406) 258-4657

City of Missoula
Community Planning, Development & Innovation
(406) 552-6630

Date: May 21, 2024, 6:00 p.m.

Location: Missoula County Courthouse, Sophie Moiese Room (in person) or TEAMS (virtually)

Members in Attendance: Derek Kanwischer (City Appt), Dave Loomis (County Appt), Peter Bensen (County Appt), Rick Hall (County Appt), Lynn Davis (City Appt), and Sean McCoy (County Appt)

Members Absent: Tung Pham (Mayor), Shane Morrissey (City Appt)

I. CALL TO ORDER [Time stamp – 0:20]

Sean McCoy called the meeting to order at 6:01 p.m.

II. ROLL CALL [Time stamp – 0:37]

Analeshia Rodriguez called the roll. All regular members were in attendance.

III. APPROVAL OF MINUTES [Time stamp – 1:31]

Peter Bensen moved, and Dave Loomis seconded approval of the April 16, 2024, minutes as written. The motion passed by voice vote with one abstention.

IV. PUBLIC COMMENT ON NON-AGENDA ITEMS [Time stamp – 2:54]

There were no public comments on non-agenda items.

V. STAFF ANNOUNCEMENTS [Time stamp – 5:05]

No staff announcements.

VI. PUBLIC HEARINGS

A. Lauren Stevens, Senior Planner, City of Missoula [Time stamp – 5:56]

Strong Riverstone 18-Lot Major Subdivision and Rezoning
from RT10 Residential 10 (two-unit/townhouse) to RT5.4 Residential 5.4 (two-unit/townhouse)

STAFF PRESENTATION

Lauren Stevens, a senior planner, with the City of Missoula, presented a request from IMEG Corp, on behalf of Strong Development LLC, for an 18-lot major subdivision and rezone of 2.27 acres located at 2348 River Road. The applicant has requested to rezone the subject property from RT10 Residential 10 (two-unit/townhouse) to RT5.4 Residential 5.4 (two-

unit/townhouse. During the presentation, Lauren stated that the Planning Board would vote on seven different motions related to this request. These included one motion for the rezoning, one for the preliminary subdivision plat, and five for variances to the city's subdivision regulations. Additionally, it's noted that zoning amendment protest petitions had recently been received from adjacent property owners and will be reviewed to see if they would meet the threshold that would require the two-thirds majority vote by the City Council.

The proposed development entails several improvements to River Road. The applicant would install sidewalks and a landscaped boulevard on the existing part of River Place. Additionally, an extension of Riverstone Drive is proposed, and will match the current existing infrastructure conditions. Lastly, the applicant requested to construct a new internal subdivision road that would provide access to the new lots and connect Riverstone Drive to River Road.

The proposed rezoning aligns with the residential medium density land use designation per the Missoula 2035 growth policy, allowing similar permitted uses and building types as the current RT10 zoning, with the main difference being the required minimum parcel area and density. The setbacks and height limits are the same for the current and proposed zoning districts. The existing zoning would allow up to 10 dwelling units and the requested zoning would allow up to 18 units. The property's central location in Missoula and its access to arterial streets that connect residents to key services make it a prime candidate for infill development. Lauren discussed no adverse impacts to agriculture or agricultural water user facilities are foreseen if the recommended conditions of approval are imposed. Parkland dedication will be through a cash payment, with an additional small common area proposed. The applicant is proposing to install two new fire hydrants and additionally the new proposed streets will create another ingress and egress point for the development, which will be designed to accommodate larger emergency vehicles.

The northern end of the subject property includes an irrigation ditch running perpendicular to it and is within the FEMA Zone AE floodplain, representing a 1% annual chance of flooding. The riparian vegetation associated with the ditch and floodplain will be preserved in the common area. The existing irrigation ditch corridor may also serve as a travel route for wildlife. Conditions of approval include recommendations from Montana Fish, Wildlife, and Parks to mitigate wildlife conflicts. Additionally, updated floodplain maps are not yet finalized but may show the entire property within the AE floodplain. Once adopted, any development in the floodplain will require permits and compliance with floodplain regulations. As mitigation for the new data showing potential for increased flood risk, the applicant also conducted a flow path study. The study demonstrated that the proposed development compared to existing conditions would not negatively impact adjacent properties in the event of a flood.

Lauren provided an overview of the variance requests. These requests highlighted the proposed internal subdivision road, an extension of Riverstone Drive, half-street improvements to River Road, maximum block length for the block fronting the proposed internal subdivision road, and for the prohibition of double frontage lots. In summary, staff's recommended motions were for the Planning Board recommend City Council approve the adoption of an ordinance rezoning the property, approve the five variance requests, and approve the Strong Riverstone preliminary plat application, subject to the 33 recommended conditions of approval.

See PowerPoint presentation slides.

PUBLIC COMMENT

Neighboring residents pointed out concerns regarding the subject property being developed within the 100-year floodplain and the increased risk of flooding affecting nearby properties. The potential impact of increased traffic resulting in safety issues was suggested. They questioned the overall benefit and necessity of adding 18 units, given the area of the subdivision. It was argued the proposed extension of Riverstone Drive will negatively affect the living conditions of residents by reducing street parking availability. Differences in the width of riparian zones across the different subdivision plats were brought up as well.

One resident challenged the adequate safe transportation options that River Road currently provides, stating significant improvements to public infrastructure need to be made before development. Snow removal issues, along with building setbacks, privacy concerns, and the lack of pedestrian connections on the road were cited as other concerns. A typo with a written comment in the rezone application was also addressed. The commenter stated the proposed zoning amendment would correct an error or inconsistency when it should have stated that it would not correct an error.

REZONING MOTION

Peter Benson made the following motion to approve the request, and Lynn Davis seconded the motion:

Recommend City Council approve the adoption of an ordinance to rezone the subject property located at 2348 River Road, legally described as the east one-half of the west one-half of Lots 29 and 30 of Cobban and Dinsmore's Orchard Homes, a platted subdivision in Missoula County, Montana, according to the recorded plat thereof, from RT10 Residential 10 (two-unit/townhouse) to RT5.4 Residential 5.4 (two unit/townhouse), based on the findings of fact and conclusions of law in this staff report.

The Board opened discussion with Tamara Ross, a land use planner with IMEG who represents the developer. Tamara outlined three main components of the project. These concepts focused on the Townhome Units conceptual layouts, proposed improvements to River Road, and the proposed common area with other environmental features addressed due to the property's proximity to the Clark Fork River. Clarifying questions from Board Members included the adequacy of the 8-foot riparian buffer and its compliance with standards, as well as the river's history of changing channels and the implications for the subdivision. The concern for the proposed rezoning change being included in the 100-year floodplain zone was also discussed. Staff clarified the riparian buffer extends 8 feet from the centerline of the ditch, with an additional 2 feet for irrigation easements, making it a total of 10 feet that's non-buildable. Also, because new floodplain maps have not been adopted, they are not regulatory at this time.

Troy Monroe, City Engineer for Development Review, added that River Road is designed according to a standard cross-section developed by the City, which will include multimodal bike lanes but not parking, therefore not requiring the full 80-foot width. Board members asked for more clarity on the flood zone mitigation. The discussion involved Joe Dehnert, of IMEG, ensuring proper measures would be implemented to make the property safe for

development. Dave DeGrandpre, a Planning Supervisor with the City of Missoula, explained the regulations concerning development within a floodplain allow development with specific protective measures. Staff recommended the condition of no basements because of the high ground water and the potential for flooding. They clarified elevating the development area by two feet above the base flood elevation would not negatively impact downstream properties. DeGrandpre highlighted the zoning requires significant setbacks, which is challenging for the narrow 156-foot-wide lot to include a standard street right-of-way width. It's stated the variances are necessary due to these constraints and appropriate for this infill site.

The discussion revolved around the distinction between the subdivision and the rezone. Lauren clarified that the current motion at hand only concerned the adoption of an ordinance to rezone, which was necessary for the proposed subdivision to occur. Board members debated on the increased density for the rezone request. They expressed concerns about the subdivision maximizing the allowable density under the new zoning. This prompted further discussion on the density of the area around the development, and examples of similar subdivisions nearby. Overall, the discussion concluded with Board Members concerns that additional density, flood risks, and public health and safety as the primary concerns for the proposed development.

VOTE

With no further discussion, the board voted by roll call, and the motion failed.

AYES: (3): Josh Schroeder, Peter Bensen, Rick Hall

NAYS (4): Lynn Davis, Derek Kanwischer, Dave Loomis, Sean McCoy

ABSENT: Tung Pham, Shane Morrissey

NOTE: The board did not vote on the subdivision variances.

SUBDIVISION MOTION

Rick Hall made the following motion to approve the request, and Peter Bensen seconded the motion:

Recommend City Council approve the Strong Riverstone Subdivision preliminary plat application, subject to the recommended conditions of approval, based on the findings of fact and conclusions of law in this staff report.

With further discussion, the Board Members discussed the variances despite the previous vote against the rezoning. DeGrandpre suggested discussing the variance requests to provide insight to the City Council. The discussion included the zoning differences between RT10 and R8. Danny Oberweiser, with IMEG, emphasized the importance of considering

affordability and density goals set by the city, highlighting the potential conflict with reducing density. Some Board Members expressed support for certain variances while also raising concerns about issues like flooding, traffic, and neighborhood character. They emphasized the need for diverse housing types across neighborhoods. DeGrandpre referenced Montana Law 76-3-605 (4) and asked the Planning Board to put the motion to approve the subdivision on the floor and take a vote to ensure procedural compliance. Monroe discussed variances related to infrastructure and how they would remain unchanged regardless of the subdivision size. The discussion also touched on the implications of double frontage lots, the layout challenges posed by existing road conditions, and addressing the issue of snow removal.

VOTE

With no further discussion, the board voted by roll call, and the motion failed.

AYES: (3): Derek Kanwischer, Peter Bensen, Rick Hall

NAYS (4): Lynn Davis, Josh Schroeder, Dave Loomis, Sean McCoy

ABSENT: Tung Pham, Shane Morrissey

VII. COMMUNICATIONS & SPECIAL PRESENTATIONS

There were no communications or special presentations.

VIII. COMMITTEE REPORTS

There were no committee reports.

IX. OLD BUSINESS

No old business was reported.

X. NEW BUSINESS [Time stamp – 2:32:18]

Karen Hughes provided an update on the upcoming schedule for the Planning Board. DeGrandpre discussed the expedited subdivision review process. The future of the Planning Board as the City prepares to implement Senate Bill 382 was also referenced. A follow up on the Broadwater County case, which involved Upper Missouri Waterkeeper, DNRC and 71 Ranch was highlighted for the Board. A significant statewide impact on the restriction of subdivisions to one exempt well per project, not per phase was explained as well. Board members sought clarification on the supervision and enforcement of subdivisions using exempt wells after their approval. They also asked about the approach to managing growth and zoning changes in response to developers' requests. DeGrandpre adds that despite comprehensive zoning plans, rezoning requests will continue over time due to changing circumstances and market preferences.

XI. COMMENTS FROM BOARD MEMBERS

No comments from Board Members were reported.

XII. ADJOURNMENT [Time stamp – 3:00:40]

The meeting was adjourned at 9:01 p.m.

Missoula Consolidated Planning Board May 21, 2024 – Transcription

This transcription was produced by transcription software. There may be discrepancies between this transcription and meeting dialogue. You can view the recording of the meeting at this link:

<https://missoulacomt.portal.civicclerk.com/event/9079/media>

Missoula Consolidated Planning Board- May 21, 2024-Meeting Recording

Analeshia Rodriguez

So I would like to call to order tonight's Missoula Consolidated Planning Board for Tuesday, May 21st, 2024.

0:7:35.690 --> 0:7:37.100

Analeshia Rodriguez

And it is 601.

0:7:38.390 --> 0:7:39.360

Analeshia Rodriguez

Come on in, Peter.

0:7:39.370 --> 0:7:40.540

Analeshia Rodriguez

You can sit next to me if you want.

0:7:42.160 --> 0:7:42.870

Analeshia Rodriguez

Ohm.

0:7:44.800 --> 0:7:47.210

Analeshia Rodriguez

And with that, we'll call to order.

0:7:47.220 --> 0:7:51.720

Analeshia Rodriguez

And can we get a roll call please roll call Lynn Davis?

0:7:55.770 --> 0:7:56.190

Analeshia Rodriguez

There.

0:7:56.200 --> 0:7:56.820

Analeshia Rodriguez

Can washer?

0:7:58.740 --> 0:7:58.960

Analeshia Rodriguez
Here.

0:8:1.260 --> 0:8:2.100

Analeshia Rodriguez
Shane Morrissey.

0:8:6.250 --> 0:8:9.720

Analeshia Rodriguez
Shane is absent tune farm.

0:8:12.220 --> 0:8:15.180

Analeshia Rodriguez
Two in his absent Josh Raider.

0:8:16.540 --> 0:8:16.740

Joshua
Here.

0:8:18.970 --> 0:8:24.200

Analeshia Rodriguez
Dave Loomis here, Peter Benson here.

0:8:26.100 --> 0:8:26.710

Analeshia Rodriguez
Rick Hall.

0:8:28.80 --> 0:8:28.400

Rick Hall
Present.

0:8:30.190 --> 0:8:30.660

Analeshia Rodriguez
Sean McCoy.

0:8:32.160 --> 0:8:33.550

Analeshia Rodriguez
Hey ohh sorry.

0:8:35.500 --> 0:8:35.870

Analeshia Rodriguez

Mr.

0:8:35.880 --> 0:8:37.970

Analeshia Rodriguez

Chair, we have quorum outstanding.

0:8:37.980 --> 0:8:39.90

Analeshia Rodriguez

Thank you.

0:8:39.500 --> 0:8:46.370

Analeshia Rodriguez

Alright, we will move on to approval of the Minutes from April 16th 2024.

0:8:46.740 --> 0:8:56.760

Analeshia Rodriguez

Ideally, everybody got an opportunity to look those over in some fashion and unless there is some changes that need to be made, we will entertain a motion.

0:9:1.860 --> 0:9:6.190

Analeshia Rodriguez

I'll make a motion to accept the Minutes from April 16th.

0:9:8.220 --> 0:9:8.780

Analeshia Rodriguez

Great.

0:9:8.820 --> 0:9:13.300

Analeshia Rodriguez

2nd, that motion made by Peter, seconded to by Dave.

0:9:15.530 --> 0:9:19.40

Analeshia Rodriguez

And we will do an up and down vote for that.

0:9:19.170 --> 0:9:25.470

Analeshia Rodriguez

So all those in favor of approving the Minutes from April 16th, 2024, please say aye. Aye.

0:9:25.800 --> 0:9:25.950

Rick Hall

No.

0:9:25.510 --> 0:9:28.160

Analeshia Rodriguez

Aye, any opposed.

0:9:28.170 --> 0:9:30.680

Analeshia Rodriguez

Please say, nay, any abstentions?

0:9:34.100 --> 0:9:37.330

Analeshia Rodriguez

Oh, you're uh, it went off as soon as you pushed it there.

0:9:37.340 --> 0:9:38.130

Analeshia Rodriguez

There you go.

0:9:38.700 --> 0:9:39.520

Analeshia Rodriguez

Abstain.

0:9:39.660 --> 0:9:42.410

Analeshia Rodriguez

Very good abstention from Lin, right?

0:9:42.760 --> 0:9:43.250

Analeshia Rodriguez

Great.

0:9:43.600 --> 0:9:47.210

Analeshia Rodriguez

So if I get your name wrong, it'll take me a couple minutes.

0:9:47.220 --> 0:9:49.950

Analeshia Rodriguez

This is one of our newer board members for the folks in the audience.

0:9:49.960 --> 0:9:52.80

Analeshia Rodriguez

So we're all still adjusting.

0:9:53.820 --> 0:9:54.580

Analeshia Rodriguez

OK.

0:9:56.370 --> 0:9:57.780

Analeshia Rodriguez

You know, I'm sure proval.

0:9:57.790 --> 0:10:0.500

Analeshia Rodriguez

Well, not your mass one abstention.

0:10:1.310 --> 0:10:7.620

Analeshia Rodriguez

Moving on to public comment, for non agenda items for tonight.

0:10:7.630 --> 0:10:16.870

Analeshia Rodriguez

So if you'd like to make public comment on anything outside of tonight's agenda tonight, now is the time that you can come up and do that.

0:10:20.40 --> 0:10:22.260

Analeshia Rodriguez

There's a bunch of folks in house so.

0:10:23.820 --> 0:10:38.230

Analeshia Rodriguez

Just to clear clarify, if you have something outside of tonight's agenda, please come up and we will put instructions up on the screen for folks who may be joining us remotely.

0:10:38.410 --> 0:10:49.960

Analeshia Rodriguez

And if you need to call in for some reason via telephone, if you're watching on MCAT or one of the other devices, you can call in at 4062724824.

0:10:49.970 --> 0:10:56.800

Analeshia Rodriguez

The phone conference ID is 127489322# sign.

0:10:57.610 --> 0:11:6.240

Analeshia Rodriguez

Please press star 5 to raise and lower your hand to be recognized for public comment and star 6 to mute and unmute yourself.

0:11:6.490 --> 0:11:11.970

Analeshia Rodriguez

And with that, we will give folks a minute here if see if anybody raises their hand online and.

0:11:13.740 --> 0:11:18.520

Analeshia Rodriguez

Or here in the gallery and for the record I see Shane is here now.

0:11:52.920 --> 0:11:55.440

Analeshia Rodriguez

OK, not seeing any hands.

0:11:55.450 --> 0:11:56.310

Analeshia Rodriguez

Am I missing any hands?

0:11:56.320 --> 0:11:57.20

Analeshia Rodriguez

You guys see anything?

0:11:57.960 --> 0:12:17.820

Analeshia Rodriguez

OK, not seeing any hands on a line and not seeing anybody here and house, we are going to go ahead and close public comment for non agenda items for tonight and move on to staff announcements and we have a few things under staff announcements.

0:12:21.560 --> 0:12:25.560

Analeshia Rodriguez

I think we have a few of the questions we asked our last meeting maybe.

0:12:26.360 --> 0:12:26.710

Analeshia Rodriguez

Yeah.

0:12:26.720 --> 0:12:29.430

Analeshia Rodriguez

This is Karen Hughes with planning, development and sustainability.

0:12:29.440 --> 0:12:37.690

Analeshia Rodriguez

Actually think that maybe we should hold off on that so that you can do your public hearing and OK, nice people say their piece.

0:12:38.20 --> 0:12:38.810

Analeshia Rodriguez

OK, go home.

0:12:38.960 --> 0:12:39.830

Analeshia Rodriguez

Alright, then.

0:12:39.980 --> 0:12:40.580

Analeshia Rodriguez

Sounds good.

0:12:41.980 --> 0:12:46.640

Analeshia Rodriguez

Should we do pick those up after the hearing or I see daves not here, so maybe we'll.

0:12:49.160 --> 0:12:50.950

Analeshia Rodriguez

Yeah, we can do it under planning board.

0:12:51.540 --> 0:12:54.210

Analeshia Rodriguez

Your your discussion section if you like.

0:12:54.280 --> 0:12:55.170

Analeshia Rodriguez

OK, great.

0:12:55.240 --> 0:12:57.70

Analeshia Rodriguez

Alright, OK.

0:12:57.80 --> 0:12:58.830

Analeshia Rodriguez

So no staff announcements.

0:12:59.200 --> 0:13:8.470

Analeshia Rodriguez

And with that, we will move on to tonight's public hearing, which is strong Riverstone subdivision and rezone.

0:13:8.480 --> 0:13:14.190

Analeshia Rodriguez

We have Laura Lauren Stevens, senior planning planner with the city of Missoula.

0:13:14.440 --> 0:13:17.370

Analeshia Rodriguez

Lauren, go ahead and take it away.

0:13:17.910 --> 0:13:18.770

Analeshia Rodriguez

She's online.

0:13:18.780 --> 0:13:19.870

Analeshia Rodriguez

Sorry, I'm looking around.

0:13:19.530 --> 0:13:20.160

Lauren Stevens

Yeah.

0:13:21.210 --> 0:13:24.400

Lauren Stevens

Alright, let me share my screen.

0:13:24.410 --> 0:13:28.550

Lauren Stevens

Let me know if the presentation is showing up for you.

0:13:40.710 --> 0:13:40.990

Lauren Stevens

Great.

0:13:42.410 --> 0:13:44.650

Lauren Stevens

Can can everyone see that in in the room there?

0:13:45.330 --> 0:13:46.370

Analeshia Rodriguez

Yes, I believe so.

0:13:47.80 --> 0:13:48.150

Lauren Stevens

OK, perfect.

0:13:48.740 --> 0:13:49.120

Lauren Stevens

All right.

0:13:50.740 --> 0:13:51.390

Lauren Stevens

Good evening.

0:13:51.400 --> 0:14:6.290

Lauren Stevens

My name is Lauren Stevens and I'm a senior planner with the permits and land use division of Community planning, development and innovation here to present tonight on the 18 lot strong Riverstone Major subdivision and rezone request.

0:14:7.360 --> 0:14:9.630

Lauren Stevens

Umm see.

0:14:11.890 --> 0:14:13.140

Lauren Stevens

Sharing all the right screen.

0:14:13.630 --> 0:14:31.420

Lauren Stevens

Alright, so tonight planning Board will be voting on 7 motions, one for the requested rezone

from RT10 to RT 5.41 for the subdivision preliminary plat and five for requested variances to the City Subdivision regulations.

0:14:31.850 --> 0:14:50.650

Lauren Stevens

These motions will be recommendations to City Council and as a note, we've received a zoning amendment protest petition yesterday from adjacent property owners, which we will review to determine if it meets the threshold to trigger the 2/3 vote required at the City Council public hearing.

0:14:53.420 --> 0:15:1.150

Lauren Stevens

Alright, so the subject property is located on River Rd, east of Reserve St and abuts the existing end of River Stone Drive.

0:15:1.220 --> 0:15:4.460

Lauren Stevens

The Clark Fork River is north and West of the property.

0:15:5.60 --> 0:15:9.800

Lauren Stevens

This is within City Council Ward 6 and the River Rd neighborhood Council area.

0:15:12.400 --> 0:15:20.900

Lauren Stevens

The property is approximately 2.27 acres and currently has a single dwelling house and minor accessory structures on the South end of the lot.

0:15:21.860 --> 0:15:30.130

Lauren Stevens

The current dwelling is served by an individual well and septic system which were proposed to be abandoned with new development connecting to city water and sewer.

0:15:30.680 --> 0:15:36.260

Lauren Stevens

The North End of the property contains an irrigation ditch, which runs generally perpendicular to the property.

0:15:36.620 --> 0:15:51.880

Lauren Stevens

This area of the parcels currently within the FEMA Zone, AE floodplain, or the 1% annual Chance area, and this combined with the ditch, has allowed for the establishment of mature riparian vegetation generally on the north side of the ditch.

0:15:54.500 --> 0:16:1.70

Lauren Stevens

The strong Riverstone subdivision would create 18 residential lots proposed to be developed with two unit townhouses.

0:16:1.600 --> 0:16:15.870

Lauren Stevens

The subdivision will dedicate a common area to be maintained by the Property Owners Association on the North End of the parcel, encompassing the irrigation ditch, irrigation easement, riparian resource area and buffer, and the existing floodplain.

0:16:16.420 --> 0:16:22.310

Lauren Stevens

The common area and irrigation ditch will be accessed via a proposed easement on the east side of Lot 1.

0:16:24.880 --> 0:16:33.80

Lauren Stevens

The project will include half St improvements to River Rd, including a widened travel lane, curb and gutter, and a new sidewalk and landscape Blvd.

0:16:34.140 --> 0:16:37.590

Lauren Stevens

The applicant will also install sidewalk and landscape Blvd.

0:16:37.600 --> 0:16:44.730

Lauren Stevens

On the existing portion of River Place, a budding the subject property, completing the connection from the existing portion of sidewalk to River Rd.

0:16:46.620 --> 0:16:57.740

Lauren Stevens

An extension of the existing Riverstone Dr, which currently dead ends in a hammerhead formation is proposed and will match the existing infrastructure conditions in order to seamlessly blend together.

0:16:58.240 --> 0:17:7.300

Lauren Stevens

This will include a 7 foot curbside sidewalk on the South side of the street and a sidewalk with Blvd on the north side and no parking lanes will be included.

0:17:8.750 --> 0:17:13.320

Lauren Stevens

Lastly, the applicant is proposing to construct a new internal subdivision Rd.

0:17:13.330 --> 0:17:19.940

Lauren Stevens

Not yet named that will provide access to the new lots and create a connection between Riverstone Dr and River Rd.

0:17:20.470 --> 0:17:30.500

Lauren Stevens

This street is proposed to have a parking lane on the West side of the street without sidewalk widened, travel lanes and a sidewalk and Blvd on the east side of the street without a parking lane.

0:17:31.830 --> 0:17:35.600

Lauren Stevens

Both Riverstone Dr and the new internal Rd will be public streets.

0:17:38.370 --> 0:17:45.160

Lauren Stevens

The subject property has a future land use designation of residential medium per the ARR Missoula 2035 growth policy.

0:17:45.540 --> 0:17:58.10

Lauren Stevens

This designation calls for a density between 3:00 and 11:00 dwelling units per acre, and the current relatable Title 20 zoning districts are RT10R8, R 5.4, and RT 5.4.

0:17:59.650 --> 0:18:3.540

Lauren Stevens

The majority of this area, as you can see, is within the same land use designation.

0:18:3.550 --> 0:18:7.10

Lauren Stevens

Aside from the open space areas associated with the river.

0:18:9.480 --> 0:18:18.490

Lauren Stevens

The property is currently zoned RT 10, residential 10 to unit townhouse, which has a maximum achievable density of four dwelling units per acre.

0:18:19.300 --> 0:18:25.170

Lauren Stevens

Just as a note, you'll see the county neighborhood residential zone to the east on that parcel.

0:18:25.660 --> 0:18:31.430

Lauren Stevens

It has a minimum required density of eight dwelling units per acre, with no maximum density.

0:18:34.620 --> 0:18:45.290

Lauren Stevens

The applicant has requested a read zone to the RT 5.4 residential 2 unit Townhouse District, which has a maximum achievable density of eight dwelling units per acre.

0:18:45.700 --> 0:18:51.720

Lauren Stevens

The requested zoning is considered a relatable Title 20 zoning district for the residential medium land use designation.

0:18:54.280 --> 0:19:10.430

Lauren Stevens

So the RT 10 and RT 5.4 zoning districts allow for the same permitted uses and residential building types which are detached and lot line houses, 2 unit houses, or duplexes and two unit townhouses which are proposed here.

0:19:10.880 --> 0:19:24.30

Lauren Stevens

The required setbacks and maximum height limits are the same for the two districts and the main difference between the two is the required minimum parcel area of a lot and the required parcel area per dwelling unit on site or the density.

0:19:25.470 --> 0:19:28.600

Lauren Stevens

Per footnote, eight of the parcel and building standards.

0:19:28.690 --> 0:19:30.560

Lauren Stevens

Uh in Title 20 uh.

0:19:30.570 --> 0:19:45.880

Lauren Stevens

Subdivisions approved after May 6, 2019 do not need to create lots that have the minimum parcel area and instead calculate the allowable density of the entire subdivision based on the gross area divided by the required parcel area per unit.

0:19:46.380 --> 0:20:9.360

Lauren Stevens

Therefore, new subdivisions do not need 10,000 or 5400 square foot lots, and the densities are based on the total parcel area before portions are utilized for roads, parks, and infrastructure based on the parcel size and the required parcel area per unit, the existing zoning would allow up to 10 dwelling units and the requested zoning would allow up to 18 units.

0:20:12.70 --> 0:20:17.210

Lauren Stevens

So evaluation of a rezone request is based on the review criteria shown here.

0:20:18.600 --> 0:20:40.450

Lauren Stevens

So the requested zoning complies with the adopted growth policy as noted earlier, and any new development on the property will be required to comply with all local, state and federal regulations for the installation of transportation infrastructure, utilities and residential construction, ensuring the protection of public health, safety and welfare.

0:20:41.10 --> 0:20:48.440

Lauren Stevens

As noted previously, the setbacks and height limits are the same for both districts, so there would not be a change to the provision of light and air.

0:20:49.580 --> 0:20:56.320

Lauren Stevens

The surrounding properties generally contain detached single dwelling houses with one to two total units on a parcel.

0:20:57.200 --> 0:21:3.880

Lauren Stevens

The predominant zoning district adjacent is RT 10, which allows the same uses and building types as RT 5.4.

0:21:5.210 --> 0:21:17.980

Lauren Stevens

The property is centrally located in Missoula with access to arterial streets that connect residents to key services, which makes this a lot a good example of infill development in an established neighborhood with existing infrastructure in place.

0:21:18.670 --> 0:21:28.900

Lauren Stevens

The proposed amendment does not correct an error or inconsistency, but does help address the challenge of changing conditions, including the current shortage of residential units in Missoula.

0:21:29.510 --> 0:21:38.980

Lauren Stevens

The proposed project will include new pedestrian infrastructure, the removal of a septic system and will provide for the conservation and protection of a sensitive right and resource area.

0:21:41.120 --> 0:21:50.280

Lauren Stevens

And here is the proposed preliminary plat just showing the dedicated portions of right of way access utility and irrigation easements and the new lot lines.

0:21:50.660 --> 0:21:55.310

Lauren Stevens

And you'll also see the existing FEMA floodplain shown on the North End of the property.

0:21:59.160 --> 0:22:16.930

Lauren Stevens

The review criteria for a subdivision includes compliance with the growth policy and zoning and identification and mitigation of any potential impacts to agriculture, agricultural water,

user facilities, local services, the natural environment, wildlife and wildlife habitat and public health and safety.

0:22:17.400 --> 0:22:29.250

Lauren Stevens

I'll give a quick summary of staff conclusions for each criterion, so we've previously discussed the land use designation and compliance with the growth policy, so we'll move on to agriculture.

0:22:30.760 --> 0:22:37.910

Lauren Stevens

So the subject property contained small scale agricultural use accessory to the residential use up through the 1970s.

0:22:38.510 --> 0:22:44.50

Lauren Stevens

Soils on the property are classified as urban land and are not considered prime farmland or prime farmland.

0:22:44.60 --> 0:22:55.30

Lauren Stevens

If irrigated, there's the existing irrigation ditch running along the northern portion of the property, which is proposed to be within the HOA maintained common area on the north side of the parcel.

0:22:55.760 --> 0:23:1.720

Lauren Stevens

This will contain a 20 foot wide irrigation easement and the riparian resource area and buffer zone.

0:23:2.510 --> 0:23:13.480

Lauren Stevens

Future lot owners will pay their irrigation shares through the Property Owners Association and will have a dedicated 10 foot irrigation access easement across LOT 1 if they wish to utilize their shares.

0:23:14.540 --> 0:23:20.700

Lauren Stevens

The parcels surrounded by residential uses and does not about any agricultural uses that may be impacted.

0:23:21.30 --> 0:23:30.640

Lauren Stevens

Therefore, no adverse impacts to agriculture or agricultural water user facilities are foreseen if the recommended conditions of approval are imposed.

0:23:32.820 --> 0:23:33.110

Lauren Stevens

Uh.

0:23:33.120 --> 0:23:44.550

Lauren Stevens

Next, subdividers must identify and evaluate the impacts on relevant local services by the proposed subdivision to determine that it can adequately be served by either public or private facilities.

0:23:44.960 --> 0:23:48.50

Lauren Stevens

All proposed lots will be connected to city sewer and water.

0:23:48.100 --> 0:23:54.700

Lauren Stevens

Solid waste disposal will be provided by Republic Services and electricity and gas will be provided by northwestern energy.

0:23:55.660 --> 0:24:18.790

Lauren Stevens

The required Parkland dedication will be satisfied through a cache in lieu payment, but the applicant is also proposing that small common area on site, a public access easement is proposed across LOT 1 to mirror the existing easement in the adjacent Development River Place, which may be used by the Parks and Recreation department in the future to access public lands.

0:24:20.350 --> 0:24:28.40

Lauren Stevens

The subdivision will be served by city police and fire, and the installation of two new fire hydrants is proposed at full buildout.

0:24:28.50 --> 0:24:39.390

Lauren Stevens

It's estimated that as many as nine additional school aged children will be added to the

Missoula County Public School District, and students here would attend Hawthorne Elementary, CS Porter Middle School and Big Sky High School.

0:24:41.680 --> 0:25:0.290

Lauren Stevens

Additionally, the applicant is proposing right of way improvements to River Road and river place to include sidewalks and landscape boulevards, and the proposed extension to Riverstone, Dr and the entirely new internal Rd connecting the two based on the number of new daily trips that will be generated from this subdivision.

0:25:0.360 --> 0:25:3.0

Lauren Stevens

A traffic impact study was not required.

0:25:6.40 --> 0:25:18.330

Lauren Stevens

A subdivider is required to identify any impacts to resources, such as adjacent public lands, cultural resources, hydrological and soil characteristics, and existing vegetation and wildlife that may be impacted.

0:25:19.60 --> 0:25:24.710

Lauren Stevens

This property is not adjacent to public lands with natural resources, but does contain a riparian resource area.

0:25:25.570 --> 0:25:26.120

Lauren Stevens

Umm.

0:25:26.590 --> 0:25:37.110

Lauren Stevens

And so there there are no existing natural surface water bodies or wetlands on site, but the riparian vegetation associated with the ditch and floodplain will be preserved in the common area.

0:25:38.170 --> 0:25:49.440

Lauren Stevens

Uh, the property was identified as being within one square mile of known bald eagle nesting sites, with the likeliest habitat area on the subject property being that riparian area on the North End.

0:25:50.270 --> 0:25:55.710

Lauren Stevens

The existing irrigation ditch corridor may also serve as a travel route for wildlife in this area.

0:25:57.70 --> 0:26:8.480

Lauren Stevens

Staff recommend a condition of approval requiring that the Montana Fish, Wildlife and Parks recommendations, titled Living with Wildlife, be appended to the development covenants to minimize any potential conflicts.

0:26:9.420 --> 0:26:22.310

Lauren Stevens

Umm, the existing structures on site were evaluated by the City Historic Preservation Officer because they are over 50 years old and they were not found to be eligible for listing on the National Register of Historic Places.

0:26:22.520 --> 0:26:32.140

Lauren Stevens

And we'll be documented prior to demolition, staff concluded that minimal impacts to the natural environment and wildlife habitat are foreseen as a result of this subdivision.

0:26:32.370 --> 0:26:34.930

Lauren Stevens

If the recommended conditions of approval are imposed.

0:26:37.720 --> 0:26:51.730

Lauren Stevens

Lastly, a subdivider must demonstrate that the proposed subdivision will have no adverse impact on conditions relating to public health and safety, including natural or man-made hazards, environmental health, emergency services and nuisance land uses.

0:26:52.640 --> 0:27:3.790

Lauren Stevens

So the property does not contain steep slopes, unstable soils, high voltage power lines or high pressure gas lines and is not within the airport influence area or the wildland urban interface.

0:27:4.500 --> 0:27:12.180

Lauren Stevens

There is documented high groundwater present on the property and staff recommend a condition of approval prohibiting basements in the development.

0:27:13.230 --> 0:27:23.860

Lauren Stevens

The property is within the air stagnation zone and the development covenants include mitigation efforts such as the prohibition of wood burning devices and are requirement for driveways to be paved.

0:27:24.590 --> 0:27:32.740

Lauren Stevens

A recommended condition of approval prevents the amendment or deletion of these and other specific elements of the covenants without the written approval of the governing body.

0:27:33.850 --> 0:27:46.330

Lauren Stevens

Uh, the applicant is proposing to install 2 new fire hydrants and additionally the new proposed streets will create another ingress and egress point for the development and will be designed to accommodate larger emergency vehicles.

0:27:49.960 --> 0:27:50.450

Lauren Stevens

All right.

0:27:50.460 --> 0:27:58.100

Lauren Stevens

So as mentioned earlier, the property currently contains a small portion of the zone AE or 1% annual chance floodplain.

0:27:58.560 --> 0:28:11.130

Lauren Stevens

The Montana Department of Natural Resources and Conservation Missoula County and the City of Missoula have been working to remap the Clark Fork River to provide the community with updated floodplain boundaries and base flood elevations.

0:28:11.900 --> 0:28:18.150

Lauren Stevens

The updated firm maps are not yet finalized or adopted and are not considered regulatory at this stage.

0:28:19.250 --> 0:28:41.130

Lauren Stevens

The draft maps, if adopted by City Council, are anticipated to show the entire subject property to be within the zone AE floodplain, so once adopted, any development proposed in the floodplain will be required to obtain floodplain permits and comply with the title 18 floodplain regulations, including the requirement to elevate structures at least two feet above base flood elevation.

0:28:44.510 --> 0:28:58.360

Lauren Stevens

As mitigation for the new data showing potential for increased flood risk, the applicant commissioned a flow path study showing the proposed development, including the required fill to elevate in the event of a 1% annual chance flood.

0:28:58.910 --> 0:29:8.970

Lauren Stevens

The study provides evidence that the additional development proposed on this parcel compared to existing conditions will not negatively impact adjacent properties in the event of a flood.

0:29:12.730 --> 0:29:21.590

Lauren Stevens

Alright, so the city subdivision regulations provide criteria for requesting a variance to the regulations when strict compliance would result in undue hardship.

0:29:21.680 --> 0:29:23.410

Lauren Stevens

And is not essential to the public welfare.

0:29:24.730 --> 0:29:37.120

Lauren Stevens

The criteria include that the conditions upon which the request is based are unique to the subject property that undue hardship would result due to physical surroundings, parcel shape, or topographical conditions.

0:29:37.530 --> 0:29:49.890

Lauren Stevens

That said, hardship has not been created by the applicant and that the granting of the

variance would not cause an increase in public costs nor result in a threat to public health, safety or welfare, or be injurious to other persons or property.

0:29:50.210 --> 0:29:54.630

Lauren Stevens

And lastly that it will not violate the provisions of the zoning ordinance or the growth policy.

0:29:59.80 --> 0:30:17.410

Lauren Stevens

So the first variance request is for the proposed internal subdivision Rd to deviate from the standards for a low density local residential St the applicant is proposing to install a 7 foot wide parking lane on only the West side of the street and a 5 foot sidewalk and seven foot Blvd.

0:30:17.420 --> 0:30:29.810

Lauren Stevens

On only the east side of the street, if required to install parking lanes, sidewalks and boulevards on both sides of the street, the larger required right of way width would further reduce buildable area on the new lots.

0:30:30.510 --> 0:30:43.30

Lauren Stevens

Additionally, the proposed 2 unit townhouses would be required to combine their driveways over the shared property line with a minimum distance of 33 feet required between any single or paired driveway.

0:30:43.80 --> 0:30:43.500

Lauren Stevens

OK.

0:30:43.710 --> 0:30:52.300

Lauren Stevens

Uh, this would create a very limited, uninterrupted curb along the east side of proposed Rd A and the short curved areas between driveways.

0:30:52.590 --> 0:31:0.260

Lauren Stevens

Maybe too small to accommodate an on street parking space and could produce very infrequent spaces that do not add much additional parking.

0:31:1.700 --> 0:31:14.740

Lauren Stevens

Another consideration is that if sidewalk and Blvd is installed on the West side of the street, the maintenance of that infrastructure would fall on the adjacent property owners, who may or may not have a need to access their properties from that sidewalk.

0:31:18.90 --> 0:31:35.140

Lauren Stevens

Umm, so the second variance request is for the proposed extension of Riverstone Drive to deviate from the standards for a low density local residential St the proposed design is intended to match and continue the existing infrastructure of the street and will not have parking lanes.

0:31:35.150 --> 0:31:43.60

Lauren Stevens

We'll have a 7 foot wide curbside sidewalk on the South side of the street and a 5 foot wide sidewalk and seven foot Blvd on the north.

0:31:44.860 --> 0:32:3.450

Lauren Stevens

The applicant is proposing these improvements to be within a combined a combination of dedicated right of way and dedicated public access and utility easement and this was done to preserve the buildable area of lots one through 4, which are also constrained by the riparian resource area buffer and irrigation ditch easement.

0:32:4.940 --> 0:32:16.130

Lauren Stevens

Uh, because the road network in this area is not a well developed rectilinear grid, there are not alternate streets for Rd A to connect to in order to avoid the creation of a cul de SAC or dead end St.

0:32:20.360 --> 0:32:49.880

Lauren Stevens

So the third variance request is for the proposed half St improvements to River Road to deviate from the design standards of an urban collector without parking St type the existing right of way width for River Rd in this area is 60 feet and the subdivision regulations require 80 feet in order to meet this requirement, the applicant would need to dedicate 10 feet of their property as public right of way, which would result in a very small segment of widened roadway that would not align with the recently installed infrastructure directly adjacent.

0:32:51.100 --> 0:32:56.240

Lauren Stevens

The proposed design includes a new 5 foot sidewalk and 7 1/2 foot landscape Blvd.

0:32:56.320 --> 0:33:8.840

Lauren Stevens

To provide a pedestrian connection to the adjacent properties, this variance request also includes the omission of a dedicated bicycle lane, which this portion of River Rd adjacent to the property does not have.

0:33:9.330 --> 0:33:18.420

Lauren Stevens

The improvements do include a widened paved shoulder adjacent to the travel lane that could more safely be utilized by cyclists than a dirt or gravel shoulder.

0:33:21.730 --> 0:33:29.560

Lauren Stevens

The 4th variance request is to the maximum block length of 480 feet for the block fronting the proposed internal subdivision Rd.

0:33:30.60 --> 0:33:38.530

Lauren Stevens

The proposed block length is 491 feet and is a product of the distance between two existing streets that provide access to the subdivision.

0:33:39.420 --> 0:33:51.50

Lauren Stevens

A required reduction in block length may result in the proposed extension of Riverstone Dr needing to be offset from the existing portion, leading to increased difficulty in engineering, installation and maintenance.

0:33:51.540 --> 0:33:58.850

Lauren Stevens

Additionally, a reduced block length could result in the loss of residential lots or the creation of lots that have a more constrained buildable area.

0:34:0.580 --> 0:34:18.760

Lauren Stevens

Because the RT 5.4 zoning district only permits 2 unit townhouses and not three or more unit townhouses and odd number of lots along Rd, A would require at least one detached

dwelling unit, which has to meet side setbacks for both side property lines, unlike attached townhouses.

0:34:21.440 --> 0:34:33.510

Lauren Stevens

And the final variance request is to the prohibition of double frontage or through lots for proposed lots 14 through 18, which we'll have frontage on 2 parallel streets that are not an alley.

0:34:33.660 --> 0:34:48.220

Lauren Stevens

Neither an alley due to the dimensions of the parcel and the unique condition of having river place abutting the eastern property line, the strict enforcement of the city Subdivision regulations could result in a loss of up to five residential lots.

0:34:49.240 --> 0:34:58.760

Lauren Stevens

The proposed location for Rd A and the resultant table frontage lots takes into consideration the preferred design of city utilities by public works and mobility.

0:34:59.610 --> 0:35:7.400

Lauren Stevens

The location of sewer and water mains with the current design enables the construction of a looped system and is preferred over dead end mains.

0:35:8.630 --> 0:35:20.800

Lauren Stevens

As mitigation, the applicant is proposing to include one foot, no access strips on the eastern property line of lots 14 through 18, which would preclude any future driveway approaches being installed on that side.

0:35:24.460 --> 0:35:41.570

Lauren Stevens

I'm so staff recommended motions are that the planning board recommends City Council approve the adoption of an ordinance rezoning the property, approve the five variants requests and approve the strong River stone preliminary plat application subject to the 33 recommended conditions of approval.

0:35:41.640 --> 0:35:45.30

Lauren Stevens

Based on the findings of fact and conclusions of law in the staff report.

0:35:50.700 --> 0:35:58.790

Lauren Stevens

And I am available if there's any questions and I see Joe Dennert from imeg representing the applicant is here as well.

0:35:59.410 --> 0:36:3.60

Lauren Stevens

Umm Joe, I'm not sure if you had anything you wanted to present or.

0:36:4.970 --> 0:36:5.700

Joe M. Dehnert

Hey, can you all hear me?

0:36:6.930 --> 0:36:7.730

Analeshia Rodriguez

We can, Joe.

0:36:7.730 --> 0:36:7.900

Lauren Stevens

Yep.

0:36:8.200 --> 0:36:8.550

Joe M. Dehnert

Great.

0:36:8.560 --> 0:36:15.890

Joe M. Dehnert

I actually think we have a number of folks from our development team and I believe timer Ross in is in the crowd there tonight.

0:36:15.900 --> 0:36:18.190

Joe M. Dehnert

And she was gonna come up and speak to you all Tam.

0:36:18.200 --> 0:36:18.600

Joe M. Dehnert

You got it.

0:36:18.370 --> 0:36:19.160

Analeshia Rodriguez

I believe so.

0:36:19.230 --> 0:36:22.780

Analeshia Rodriguez

I believe Tamara is that right, Pam or Tamara?

0:36:22.790 --> 0:36:27.330

Analeshia Rodriguez

Yes, Tamara, OK, Tam, can I say Tamara, you, you.

0:36:27.400 --> 0:36:28.490

Analeshia Rodriguez

Tamara, Tamara.

0:36:28.500 --> 0:36:29.70

Analeshia Rodriguez

OK, great.

0:36:29.80 --> 0:36:32.890

Analeshia Rodriguez

I have a friend who spells it the exact same, but a little different pronunciation.

0:36:34.210 --> 0:36:36.520

Analeshia Rodriguez

OK, tomorrow is in the house, so take it away.

0:36:36.530 --> 0:36:36.830

Analeshia Rodriguez

Please.

0:36:36.840 --> 0:36:37.360

Analeshia Rodriguez

That's right.

0:36:37.370 --> 0:36:38.100

Analeshia Rodriguez

Good evening.

0:36:38.150 --> 0:36:43.960

Analeshia Rodriguez

I'm I'm very excited to be physically at the podium for one of these, so thank you for having us.

0:36:44.270 --> 0:36:46.290

Analeshia Rodriguez

I am Tamara Ross with imag.

0:36:46.300 --> 0:36:54.380

Analeshia Rodriguez

That's TAMARAROSS I'm a land use planner and I'm joined by my coworkers.

0:36:54.590 --> 0:37:3.350

Analeshia Rodriguez

Danny obey wiser and Joe, dinner online as well as the landowner John Strong is in the chambers here.

0:37:3.950 --> 0:37:10.460

Analeshia Rodriguez

And and we are working through the possibility to entitle this property.

0:37:11.150 --> 0:37:20.980

Analeshia Rodriguez

I'd like to go over three main components as I think Lauren kind of did a really good deep dive into Title 20 and the growth policy and the Subdivision regulations.

0:37:21.870 --> 0:37:26.880

Analeshia Rodriguez

So the first concept is kind of circling back to the townhome units.

0:37:27.630 --> 0:37:46.40

Analeshia Rodriguez

We do have conceptual layouts on our engineering plans, and of course those are conceptual in nature, kind of helps the communication between the planning department and the development team to ensure stepbacks and density as well as utility connections and things of that nature.

0:37:46.660 --> 0:37:58.900

Analeshia Rodriguez

We are just here to achieve the entitlement stage for this project, for the landowner and the property does have some challenges, which Lauren did kind of touch on.

0:37:59.280 --> 0:38:9.700

Analeshia Rodriguez

I'd like to circle back that the dimensions of the property are very long and narrow and really dictating the layout of the lots and the existing road infrastructure as well.

0:38:10.520 --> 0:38:19.370

Analeshia Rodriguez

The major subdivision is required to have two access points for emergency services, so that really dictates our layout.

0:38:20.90 --> 0:38:57.740

Analeshia Rodriguez

A large portion of the connection is into Riverstone Dr along lots, one in four, which was described by Lauren and we are proposing half St improvements to that roadway and additional connection is of course off of River Rd which we are proposing to blend the existing infrastructure very similar to the adjacent subdivision to the East River Rd is slotted or aimed to be a complete St in the long range transportation plan which we believe these proposed improvements can help aid in achieving the last component.

0:38:57.750 --> 0:39:5.810

Analeshia Rodriguez

Last two components are primarily focused on the common area along lots, one in four and other environmental features.

0:39:5.960 --> 0:39:29.680

Analeshia Rodriguez

Given the proximity to the Clark Fork River, our team has previously met with the Orchard Homes Ditch Company representative on site and have had preliminary discussions with him regarding the needs of the existing irrigation ditch easements access allowed uses, which Lauren did help describe all of the easements along those lots.

0:39:30.270 --> 0:39:40.720

Analeshia Rodriguez

Umm, the common area as Lauren had stated, does have existing floodplain and we are aware that DNRC is actively working on updating these floodplain maps.

0:39:42.170 --> 0:39:57.100

Analeshia Rodriguez

Looking at the greeting site, the grating engineering plans and the floodplain map, our team hired a sub consultant to help confirm stormwater and floodplain regulations for the possibility of future development on these lots.

0:39:57.430 --> 0:40:2.900

Analeshia Rodriguez

The Subconsultant was new fields and they produced a hydraulic evaluation memo for us.

0:40:3.350 --> 0:40:5.770

Analeshia Rodriguez

Lauren did show some depictions from that report.

0:40:6.760 --> 0:40:16.510

Analeshia Rodriguez

Umm, the purpose of this was to show the finished building grade that is possible for future development and the base.

0:40:16.520 --> 0:40:19.780

Analeshia Rodriguez

What is needed to get above the base flood elevation for future homes?

0:40:20.100 --> 0:40:23.640

Analeshia Rodriguez

This memo also provided the flow path for potential floodwaters.

0:40:25.230 --> 0:40:33.640

Analeshia Rodriguez

And it has provided alternatives or mitigation to not impact downstream properties or adjacent properties.

0:40:33.750 --> 0:40:35.100

Analeshia Rodriguez

Public infrastructure.

0:40:35.450 --> 0:40:41.820

Analeshia Rodriguez

That mitigation included Aconex shallow infiltration system that's proposed in Rd A.

0:40:42.170 --> 0:40:46.620

Analeshia Rodriguez

It narrowly covers the entire roadway right in the center.

0:40:46.690 --> 0:40:53.940

Analeshia Rodriguez

That will help alleviate or capture stormwater to not impact neighboring properties.

0:40:54.730 --> 0:40:57.160

Analeshia Rodriguez

And those were the main components I'd like to discuss.

0:40:57.170 --> 0:41:1.980

Analeshia Rodriguez

Of course we have Joe Online and us here in, in the chambers.

0:41:2.350 --> 0:41:18.710

Analeshia Rodriguez

But before I give up the podium, I would like to thank Lauren for her staff report her preliminary discussions with our team and of course the presentation that helped kick off our discussion this evening and I suppose that wraps up my time.

0:41:18.900 --> 0:41:19.320

Analeshia Rodriguez

Thank you.

0:41:20.300 --> 0:41:20.630

Analeshia Rodriguez

Great.

0:41:20.640 --> 0:41:21.30

Analeshia Rodriguez

Thank you.

0:41:21.40 --> 0:41:21.510

Analeshia Rodriguez

Tomorrow.

0:41:21.520 --> 0:41:23.460

Analeshia Rodriguez

Appreciate you being here and house.

0:41:25.410 --> 0:41:26.700

Analeshia Rodriguez

Let's see Joe.

0:41:26.710 --> 0:41:27.740

Analeshia Rodriguez

That's it.

0:41:27.910 --> 0:41:29.860

Analeshia Rodriguez

Anybody else from iMac?

0:41:29.870 --> 0:41:30.800

Analeshia Rodriguez

OK, great.

0:41:30.890 --> 0:41:39.580

Analeshia Rodriguez

Just wanted to double check do board members have any clarifying questions before we move forward.

0:41:39.590 --> 0:41:41.660

Analeshia Rodriguez

You guys got clarifying questions.

0:41:41.670 --> 0:41:42.640

Analeshia Rodriguez

Raise your hand.

0:41:42.650 --> 0:41:42.950

Analeshia Rodriguez

I see.

0:41:42.960 --> 0:41:44.870

Analeshia Rodriguez

Dave, it's got something here.

0:41:47.520 --> 0:41:51.690

Analeshia Rodriguez

So this is about the subdivision part that concerns me.

0:41:52.600 --> 0:41:55.490

Analeshia Rodriguez

We can talk about the zoning later, where it's appropriate or not.

0:41:56.490 --> 0:41:56.690

Analeshia Rodriguez

Umm.

0:41:57.670 --> 0:42:1.850

Analeshia Rodriguez

OK, so the northern part in the E zone, OK, that's an issue.

0:42:4.370 --> 0:42:13.520

Analeshia Rodriguez

What we haven't got to is, OK, what's the validity of the ongoing study in that area?

0:42:13.530 --> 0:42:23.380

Analeshia Rodriguez

I I've not gotten a clear signals from the staff or anybody else about the proposed one, the 100 year flood zone.

0:42:23.390 --> 0:42:24.0

Analeshia Rodriguez

Is that better?

0:42:24.10 --> 0:42:24.920

Analeshia Rodriguez

Can anybody hear?

0:42:25.50 --> 0:42:26.570

Analeshia Rodriguez

Thank you. OK.

0:42:28.390 --> 0:42:33.380

Analeshia Rodriguez

Question #2 I have is where apperian buffer only 8 foot.

0:42:33.730 --> 0:42:35.620

Analeshia Rodriguez

That's gonna protect where appearing buffer.

0:42:35.630 --> 0:42:44.100

Analeshia Rodriguez

Actually, the buffer seems to be on the north side of the irrigation ditch, so that's there's to me there's no evidence about how that.

0:42:45.810 --> 0:42:51.380

Analeshia Rodriguez

Complies with the the need for the right period buffer and what it's supposed to do and and the standards for it.

0:42:51.700 --> 0:43:9.590

Analeshia Rodriguez

#3, is this a a concern of me and in general, and I'm sure everybody in this town is, umm, it appears that in the recent past that the river has come right up to the edge there, that the rivers change channels.

0:43:9.800 --> 0:43:21.190

Analeshia Rodriguez

And maybe that's why the feds are are looking at our rivers here in the valley and and reestablishing new data about where the 100 year floodplain is.

0:43:21.400 --> 0:43:33.220

Analeshia Rodriguez

So my my point is, when it's clear from even the the 72 photo that there was channelization possibly right up to the edge of this subdivision.

0:43:33.710 --> 0:43:38.190

Analeshia Rodriguez

I'm not talking about the subdivision next door to this already approved.

0:43:38.380 --> 0:43:42.630

Analeshia Rodriguez

Now we're only dealing with this particular piece of land here and this subdivision.

0:43:43.0 --> 0:43:54.880

Analeshia Rodriguez

So the question is, what has changed to assure or not to assure the channel reclaiming its old old standard?

0:43:54.890 --> 0:44:9.80

Analeshia Rodriguez

That's old channel is there because even when it if it breaks through to the old channel, you've got reserves treat there and the and the nearest underpass for the flow of the water is at least couple 1000 feet to the north.

0:44:9.360 --> 0:44:16.140

Analeshia Rodriguez

So would it would pull up back in that area and then eventually go north and under and back into the river.

0:44:16.630 --> 0:44:22.300

Analeshia Rodriguez

And I'm hoping that the applicants can help confirm and can explain that a little better.

0:44:22.310 --> 0:44:23.480

Analeshia Rodriguez

Give us some more data on that.

0:44:25.60 --> 0:44:31.90

Analeshia Rodriguez

And then finally, of course, the letter of May 21st about at which asked the same exact question.

0:44:31.320 --> 0:44:38.610

Analeshia Rodriguez

So those are my questions, I guess for the applicant, the staff and the Planning Board members.

0:44:38.700 --> 0:44:42.310

Analeshia Rodriguez

Hope we can get to the answers those great.

0:44:42.320 --> 0:44:43.350

Analeshia Rodriguez

Thank you, Dave.

0:44:43.880 --> 0:44:45.780

Analeshia Rodriguez

Lauren, do you?

0:44:45.820 --> 0:44:47.580

Analeshia Rodriguez

Who wants to take a stab at those first?

0:44:49.440 --> 0:44:49.670

Analeshia Rodriguez

Once.

0:44:48.750 --> 0:44:54.600

Lauren Stevens

I will do my best to address those items.

0:44:54.830 --> 0:45:7.680

Lauren Stevens

I'm not as familiar with kind of the ongoing process of the remapping that DNC and everyone is working on our floodplain administrator Cassie Tripad has been more in tune with that.

0:45:7.690 --> 0:45:16.590

Lauren Stevens

I know they're they've we're doing some review of this area specifically, probably because of some of those conditions you're mentioning with reserve St in the bridge and everything.

0:45:17.340 --> 0:45:29.390

Lauren Stevens

And it I believe that they've sent out to Cassie and other communities the kind of preliminary final ones showing the proposed 100 year floodplain.

0:45:29.440 --> 0:45:31.270

Lauren Stevens

Ohh and Dave might wanna jump into.

0:45:31.280 --> 0:45:37.960

Lauren Stevens

I know he's also been looking at that, but to Yep.

0:45:35.650 --> 0:45:38.730

Analeshia Rodriguez

Yeah, Phil, if you're done, Lauren, feel free, Dave, to jump in.

0:45:39.730 --> 0:45:40.260

Dave DeGrandpre

Thank you.

0:45:40.270 --> 0:45:44.680

Dave DeGrandpre

Umm Dave Degrandpre planning supervisor with city of Missoula Development Services office.

0:45:45.150 --> 0:45:45.640

Dave DeGrandpre

I'm sorry.

0:45:45.650 --> 0:45:52.270

Dave DeGrandpre

I'm having trouble getting my camera to work for some reason right now these things happen from time to time, so please excuse that.

0:45:52.280 --> 0:46:3.150

Dave DeGrandpre

But regarding the floodplain maps, you know it's been a it's been several years that we've been or when I say we really, it's DNR C it's FEMA and their contractors that have been remapping.

0:46:3.240 --> 0:46:10.690

Dave DeGrandpre

It's not only in the city of Missoula it's it's Granite County and Missoula County as the Clark Fork goes through.

0:46:10.740 --> 0:46:16.170

Dave DeGrandpre

So the maps we're we're kind of getting toward, we are getting towards the final stages of new maps.

0:46:16.940 --> 0:46:17.380

Dave DeGrandpre

Umm.

0:46:17.620 --> 0:46:22.50

Dave DeGrandpre

And there there's been, you know, public review of of the data.

0:46:22.60 --> 0:46:26.470

Dave DeGrandpre

There's been agency review, yeah, cetera.

0:46:26.800 --> 0:46:35.710

Dave DeGrandpre

So I I'm under the impression that the maps that are being developed and revised right now are are are likely to be adopted as presented.

0:46:35.760 --> 0:46:38.750

Dave DeGrandpre

Now I obviously things can change.

0:46:38.760 --> 0:46:58.50

Dave DeGrandpre

Things can happen, but so I I think that the maps of the developing will will be adopted and I actually kind of applaud the developer and imég in this case for being proactive in that they, you know, currently they, they they only have to actually develop the subdivision or plat the subdivision.

0:46:58.60 --> 0:47:5.780

Dave DeGrandpre

I should say I'm I'm speaking in a legalistic manner now, but we only have to do it in a sense that, you know, according to the current rules in place.

0:47:5.790 --> 0:47:24.890

Dave DeGrandpre

But what they're really trying to do is set up future developers, future homeowners, for being able to develop these lots under the assumption that that the maps will change and so structures will have to be elevated and they design the lots and and potential future structures that in driving lessons and things like that accordingly.

0:47:25.320 --> 0:47:37.500

Dave DeGrandpre

So you know, obviously my crystal ball is no better than anyone elses, but I I think that the

maps is they're they're being drafted or likely to be adopted and and so maybe I can move on from there.

0:47:37.510 --> 0:47:42.960

Dave DeGrandpre

Lauren, I don't know if if you wanted to talk about the right period and buffer or or one of Dave's next questions.

0:47:44.330 --> 0:47:47.270

Lauren Stevens

Yeah, I'll just, uh, briefly talk about the buffer.

0:47:47.990 --> 0:47:58.660

Lauren Stevens

As I mentioned, a lot of the riparian vegetation that is on site is located north of the ditch, and so that buffer is 8 feet from the center line of the ditch.

0:47:58.670 --> 0:48:3.580

Lauren Stevens

But the irrigation easement itself of that ditch is 10 feet from the center line.

0:48:3.590 --> 0:48:10.140

Lauren Stevens

So that's, you know, an additional 2 feet that are essentially non buildable kind of in addition to that buffer.

0:48:10.150 --> 0:48:18.300

Lauren Stevens

But the buffer itself is not necessarily buffering the ditch, but the the vegetation north of the ditch, if that makes sense.

0:48:23.950 --> 0:48:24.270

Lauren Stevens

Umm.

0:48:24.710 --> 0:48:25.710

Analeshia Rodriguez

Yeah, Joe, we can.

0:48:20.670 --> 0:48:39.630

Joe M. Dehnert

Hey and just this is Joe, dinner with Amy, can you all hear me just to add a bit more more context on this, you know the the area of repairing and buffer or the OR the buffer that is being described here, it's kind of a moving target you know to your point Dave, it's there's not a hard and fast rule.

0:48:39.640 --> 0:48:45.160

Joe M. Dehnert

And so we we just engage the ditch company that seemed like the best way to go about this.

0:48:45.170 --> 0:48:59.390

Joe M. Dehnert

And Tam mentioned that in her presentation where we just walked the property with them, we evaluated where the repairing vegetation was located and just asked them, hey, what do you seen for the buffer?

0:48:59.400 --> 0:49:0.570

Joe M. Dehnert

What have you seen for access?

0:49:0.580 --> 0:49:4.150

Joe M. Dehnert

What do you need for maintenance and that drove a lot of this design.

0:49:4.510 --> 0:49:13.180

Joe M. Dehnert

And like Lauren just mentioned, you know, you do have 10 feet moving from the South of the center line to the closest property line.

0:49:13.270 --> 0:49:14.240

Joe M. Dehnert

So I just wanna make that clear.

0:49:16.770 --> 0:49:17.100

Analeshia Rodriguez

Great.

0:49:17.110 --> 0:49:17.490

Analeshia Rodriguez

Thank you.

0:49:18.370 --> 0:49:23.40

Analeshia Rodriguez

Dave, you get are you, how you feeling and just OK, alright.

0:49:23.50 --> 0:49:25.880

Analeshia Rodriguez

We'll probably come around to some more of that.

0:49:25.890 --> 0:49:28.940

Analeshia Rodriguez

It sounds like Lynn, you had your hand up.

0:49:29.30 --> 0:49:31.960

Analeshia Rodriguez

Do you have some questions that already working?

0:49:32.800 --> 0:49:33.760

Analeshia Rodriguez

Yes, thank you.

0:49:35.800 --> 0:49:36.80

Analeshia Rodriguez

OK.

0:49:38.640 --> 0:49:47.630

Analeshia Rodriguez

First question I have is, is this considered a low density development or high density medium density?

0:49:47.640 --> 0:49:57.0

Analeshia Rodriguez

Because Rode A's quoted as being the low density road, and so I just wondered if that matches because it seems like there might be a disconnect.

0:49:58.490 --> 0:50:2.130

Analeshia Rodriguez

Umm, another question I have is the River Stone Rd.

0:50:2.530 --> 0:50:12.580

Analeshia Rodriguez

It mentions blending from Riverstone from the development to the east with the new road, and is that going to be an exact match?

0:50:12.750 --> 0:50:13.810

Analeshia Rodriguez

Excuse me?

0:50:14.500 --> 0:50:15.360

Analeshia Rodriguez

Or is it?

0:50:15.430 --> 0:50:22.0

Analeshia Rodriguez

It appears like it takes a little jog, so I just want to make sure how the design is planned.

0:50:22.510 --> 0:50:28.320

Analeshia Rodriguez

If it's a straight connection with the exact same things on both sides, sidewalks etcetera.

0:50:29.470 --> 0:50:34.100

Analeshia Rodriguez

Umm, another question I have is about the river Rd.

0:50:34.410 --> 0:50:41.100

Analeshia Rodriguez

It's an urban connector St which is designed, I think, desire to be 80 feet.

0:50:41.750 --> 0:50:45.80

Analeshia Rodriguez

So why wouldn't we build it right the first time and make it 80 feet?

0:50:45.90 --> 0:51:1.400

Analeshia Rodriguez

Now is my question, and if so, you mentioned that the developer would have to take 10 feet out of their property, which would then make the block link the normal block length of 480 feet versus 491 feet.

0:51:2.270 --> 0:51:9.560

Analeshia Rodriguez

Umm, so to me it just seems like if we keep making variances, we're never gonna get this urban connector St like we want it.

0:51:9.570 --> 0:51:16.810

Analeshia Rodriguez

So question is, why wouldn't we impose that and just stand for on what our plan is going forward?

0:51:21.240 --> 0:51:28.210

Analeshia Rodriguez

Ohh and then just I think that's my all my questions at this point.

0:51:28.680 --> 0:51:29.60

Analeshia Rodriguez

Thank you.

0:51:30.520 --> 0:51:30.780

Analeshia Rodriguez

Great.

0:51:30.790 --> 0:51:31.750

Analeshia Rodriguez

Thank you, Lynn.

0:51:31.840 --> 0:51:34.980

Analeshia Rodriguez

Uh, Lauren, you wanna address those, please?

0:51:34.240 --> 0:51:36.140

Lauren Stevens

Yes, sounds good.

0:51:36.190 --> 0:51:39.510

Lauren Stevens

And we've also got Troy Monroe here with public works mobility.

0:51:39.520 --> 0:51:59.370

Lauren Stevens

If you have any further questions, but so to the first question in the growth policy, this zoning district is in that residential medium category in terms of density, the classifications of streets in the subdivision regulations base it off, anticipated trips per day on that street.

0:51:59.380 --> 0:52:8.180

Lauren Stevens

So they're not necessarily correlated together like we don't have high density, medium density and low density streets in the subdivision regulations.

0:52:9.30 --> 0:52:11.480

Lauren Stevens

Umm, so they yeah, that's.

0:52:12.970 --> 0:52:13.240

Analeshia Rodriguez

OK.

0:52:13.310 --> 0:52:30.340

Lauren Stevens

Just pretty standard umm for Riverstone Drive there is a the little jog that you see is just due to the difference between the dedicated right of way that they're proposing and then the additional easement, the 20 foot public access and utility easement.

0:52:30.350 --> 0:52:37.260

Lauren Stevens

So on the ground it will match up with the sidewalks and the streets, so there won't be any jog in that infrastructure.

0:52:37.270 --> 0:52:43.850

Lauren Stevens

It's just when you look at it on a plat it looks like a jog, but it'll all look seamless once you're there.

0:52:44.720 --> 0:52:45.90

Lauren Stevens

Umm.

0:52:46.330 --> 0:53:0.240

Lauren Stevens

Ohh and then yeah, the last thing River Rd uh, you know, I'm not sure if maybe Troy wants to jump in or anything, but I know that some of our street types that we've got got a hand up, Troy.

0:53:2.540 --> 0:53:3.370

Analeshia Rodriguez

Go ahead try.

0:53:4.250 --> 0:53:4.570

Troy Monroe

Yeah.

0:53:4.580 --> 0:53:4.960

Troy Monroe

Thank you.

0:53:4.970 --> 0:53:7.280

Troy Monroe

Troy Monroe, City engineer for development review.

0:53:7.810 --> 0:53:8.480

Troy Monroe

Yeah.

0:53:8.550 --> 0:53:17.940

Troy Monroe

So River Rd has is one of the collector roads that public works has looked at intensively and trying to determine what would be the best Rd type for that area.

0:53:18.270 --> 0:53:28.180

Troy Monroe

They've come up with a cross section that's been used for the last decade, for all new subdivisions, and if you look at an aerial photo, you would see what these cross sections looked like.

0:53:28.190 --> 0:53:33.560

Troy Monroe

Where we have the center line of the road and up asphalt to put in bike lanes.

0:53:33.570 --> 0:53:41.370

Troy Monroe

Eventually and then Blvd and sidewalk, and you'll see those sidewalks and the curb line present as you go down River Rd.

0:53:41.460 --> 0:53:45.980

Troy Monroe

So we had made the decision that we weren't gonna have parking along River Rd.

0:53:45.990 --> 0:54:4.640

Troy Monroe

Therefore, we don't need the full 80 foot width, but we do have it be a collector standard with multimodal bike lanes, so that's what we have this design and this is where strong river Stone will build to that designed cross section with their additional asphalt curve and Blvd side talk.

0:54:8.480 --> 0:54:8.810

Analeshia Rodriguez

Great.

0:54:8.820 --> 0:54:10.750

Analeshia Rodriguez

Thank you for that clarification.

0:54:11.520 --> 0:54:17.920

Analeshia Rodriguez

Anybody else need any clarifying questions before we move on to public comment here?

0:54:21.10 --> 0:54:24.450

Analeshia Rodriguez

OK, I'm not seeing anybody in house.

0:54:26.510 --> 0:54:28.230

Analeshia Rodriguez

Nobody's hands are up.

0:54:31.240 --> 0:54:31.890

Analeshia Rodriguez

OK.

0:54:31.980 --> 0:54:45.810

Analeshia Rodriguez

We will go ahead and open it up to public comment here and if we could get the instructions put back up on the line for the folks that may be joining us remotely.

0:54:48.460 --> 0:54:49.410

Analeshia Rodriguez

Ohm.

0:54:49.460 --> 0:55:10.190

Analeshia Rodriguez

So if you are watching this meeting via MCAT or some some way not here in house, and you need to call in via a telephone, you can call 4062724824 the phone conference ID is 127489322# sign.

0:55:10.460 --> 0:55:18.680

Analeshia Rodriguez

You can press star 5 to raise and lower your hand to be recognized for public comment and star 6 to mute and unmute yourself.

0:55:19.660 --> 0:55:20.150

Analeshia Rodriguez

Umm.

0:55:20.160 --> 0:55:25.930

Analeshia Rodriguez

If you are here in house, there's no real order to things.

0:55:25.940 --> 0:55:28.930

Analeshia Rodriguez

Usually people just come up as they are comfortable doing.

0:55:28.940 --> 0:55:34.750

Analeshia Rodriguez

So when you come to the podium, please state your name and spell it for the record.

0:55:35.460 --> 0:55:40.170

Analeshia Rodriguez

Some folks like to say where they're living from doesn't matter as much.

0:55:40.310 --> 0:55:48.400

Analeshia Rodriguez

The main thing is your name and spell it for the record, and with that public comment is open and please come on up Sir.

0:55:50.760 --> 0:55:51.90

Analeshia Rodriguez

Yeah.

0:55:51.100 --> 0:55:51.830

Analeshia Rodriguez

So you can approach.

0:55:53.930 --> 0:55:54.820

Analeshia Rodriguez

We're pretty informal.

0:55:57.740 --> 0:55:58.120

Analeshia Rodriguez

Thank you.

0:56:10.320 --> 0:56:11.290

Analeshia Rodriguez

Name is Alan Davis.

0:56:11.770 --> 0:56:13.890

Analeshia Rodriguez

And this was enough. Awesome.

0:56:14.660 --> 0:56:16.310

Analeshia Rodriguez

Yeah, cool.

0:56:16.460 --> 0:56:17.350

Analeshia Rodriguez

Hold on a SEC.

0:56:17.390 --> 0:56:18.230

Analeshia Rodriguez

Ohh, I'm sorry.

0:56:18.240 --> 0:56:18.770

Analeshia Rodriguez

That's OK.

0:56:18.780 --> 0:56:20.10

Analeshia Rodriguez

Would you repeat that please?

0:56:20.320 --> 0:56:25.150

Analeshia Rodriguez

My name is Alan Davis ALANDAVIS.

0:56:27.90 --> 0:56:32.940

Analeshia Rodriguez

In February, we purchased the property at 2349 River Rd.

0:56:33.290 --> 0:56:49.100

Analeshia Rodriguez

With my stepdaughter and subsequent to purchasing that property, when we were dealing with the insurance company, we've learned that this property will be in the 100 year floodplain.

0:56:49.170 --> 0:57:2.970

Analeshia Rodriguez

And in our conversations with the county floodplain manager, as people have stated this, this floodplain map is pretty firm.

0:57:2.980 --> 0:57:12.810

Analeshia Rodriguez

So if you turn to the second page, you will see the map and you'll notice on the map in the blue section is the revised 100 year floodplain.

0:57:13.180 --> 0:57:21.410

Analeshia Rodriguez

And what you'll see in there is 100% of this property is in the 100 year floodplain.

0:57:21.900 --> 0:57:32.200

Analeshia Rodriguez

So I just want to go on record this noting that this project will be next year in the 100 year floodplain.

0:57:32.270 --> 0:57:33.740

Analeshia Rodriguez

It's almost a certainty.

0:57:34.970 --> 0:57:51.400

Analeshia Rodriguez

So the question is, do you want to approve a subdivision with these higher densities with 18 dwelling units that you know is going to be in the 100 year floodplain?

0:57:52.980 --> 0:58:7.400

Analeshia Rodriguez

Not only that, but if you put all this high density with all this pavement right now, you have ground that are with desorb flood water and what you end up with is a bunch of very hard surfaces.

0:58:7.810 --> 0:58:9.840

Analeshia Rodriguez

Those surfaces shed water.

0:58:10.150 --> 0:58:12.860

Analeshia Rodriguez

Where does it shed water to the neighbors?

0:58:13.390 --> 0:58:14.40

Analeshia Rodriguez

OK.

0:58:14.90 --> 0:58:16.340

Analeshia Rodriguez

So we're directly impacted.

0:58:16.990 --> 0:58:34.50

Analeshia Rodriguez

So I guess that's my main point here is that you were looking at approving the subdivision, knowing that 100% aren't, I would say, 99.9% certain that it's going to be in the 100 year floodplain.

0:58:34.540 --> 0:58:43.620

Analeshia Rodriguez

I think that is a matter of planning, board policy and Commission policy is something you really need to think about.

0:58:43.680 --> 0:58:59.150

Analeshia Rodriguez

Do you wanna go on the record of approving the zone change and potentially saying to the city Commission that it's OK to build high density development on the 100 year floodplain?

0:58:59.600 --> 0:59:9.490

Analeshia Rodriguez

I think that's a big question for this or the 2nd and less related issue is I think you're really creating a traffic problem.

0:59:10.0 --> 0:59:25.850

Analeshia Rodriguez

The property that we own is directly across from what's being proposed to come into River Road and what you have is 2 roads that TV in the River Rd about 100 feet apart from each other.

0:59:26.520 --> 0:59:29.310

Analeshia Rodriguez

I mean, it just seems that's unnecessary.

0:59:29.320 --> 0:59:35.770

Analeshia Rodriguez

Ingress and egress and it's gonna tee unfortunately right in our front yard.

0:59:36.150 --> 0:59:39.890

Analeshia Rodriguez

So those are my comments and I thank you.

0:59:40.990 --> 0:59:41.470

Analeshia Rodriguez

Thank you.

0:59:41.480 --> 0:59:45.260

Analeshia Rodriguez

Appreciate your time and for being here and real quick.

0:59:45.270 --> 0:59:52.770

Analeshia Rodriguez

I will try and remember to flip the three minute egg timer as we go along, otherwise we might be here all night.

0:59:54.90 --> 0:59:57.640

Analeshia Rodriguez

Please anybody else that would like to comment please come on up.

0:59:57.950 --> 0:59:59.880

Analeshia Rodriguez

I don't see any hands on line.

0:59:59.890 --> 1:0:3.260

Analeshia Rodriguez

If if you see a hand online this caller, please go ahead.

1:0:3.270 --> 1:0:12.170

Analeshia Rodriguez

Hello, my name is Krystal Glueckert CRYSTALGLUCKERTI live at 2340 Riverstone.

1:0:12.180 --> 1:0:16.390

Analeshia Rodriguez

Drive literally right next door to the 1st 4 units that are proposed.

1:0:18.0 --> 1:0:25.150

Analeshia Rodriguez

While we are for development and understand that it is necessary in the Missoula area, it needs to be tasteful development.

1:0:25.450 --> 1:0:36.140

Analeshia Rodriguez

That works for the community and not just for the city developers and the people developing this land variances to zoning that are already being changed are dangerous.

1:0:36.150 --> 1:0:50.540

Analeshia Rodriguez

Prior to upgrading the public infrastructure, while he appreciate that they're willing to build infrastructure in that little tiny area right in front of the subdivision, that doesn't help address the other problems with the infrastructure.

1:0:51.30 --> 1:0:56.400

Analeshia Rodriguez

There are children that stand on the side of the road in the road for the bus in the morning.

1:0:56.470 --> 1:1:7.0

Analeshia Rodriguez

It takes 1 distracted driver and it increasing traffic by 18 more townhomes when we're already increasing it six blocks away is a problem.

1:1:7.60 --> 1:1:16.230

Analeshia Rodriguez

I don't understand how we can bring that many more traffic or that much more traffic into this area without addressing those concerns.

1:1:16.640 --> 1:1:23.360

Analeshia Rodriguez

I don't even have children, but I know people that do and it would take one distracted driver to mow over a kid in the morning on their way to work.

1:1:24.500 --> 1:1:26.950

Analeshia Rodriguez

It's just not worth it to bring that much more traffic.

1:1:27.420 --> 1:1:33.310

Analeshia Rodriguez

This was slated at five single family town of single family homes when we bought our home.

1:1:34.130 --> 1:1:36.320

Analeshia Rodriguez

That is not what we signed up for 12 years ago.

1:1:36.840 --> 1:1:49.590

Analeshia Rodriguez

10 units fine 18 and two acres is excessive in this neighborhood and I know for me it will definitely change my quality of life in my neighborhood.

1:1:50.340 --> 1:1:55.910

Analeshia Rodriguez

And while I understand the need for development, I feel like this is excessive and a money grab by the developers.

1:1:56.480 --> 1:1:56.940

Analeshia Rodriguez

Thank you.

1:1:59.130 --> 1:1:59.840

Analeshia Rodriguez

Thank you.

1:1:59.920 --> 1:2:3.640

Analeshia Rodriguez

Appreciate you spending the time and coming down this evening, Sir.

1:2:3.650 --> 1:2:4.390

Analeshia Rodriguez

Please go right ahead.

1:2:9.880 --> 1:2:10.120

Analeshia Rodriguez

20.

1:2:12.600 --> 1:2:12.810

Analeshia Rodriguez

Right.

1:2:15.760 --> 1:2:17.30

Analeshia Rodriguez

And we were the first.

1:2:18.910 --> 1:2:20.480

Analeshia Rodriguez

Ah, OK, now we're live.

1:2:20.610 --> 1:2:24.530

Analeshia Rodriguez

We were the first house on Riverstone Drive.

1:2:25.740 --> 1:2:31.900

Analeshia Rodriguez

Uh, we occupied in June of 2011 during the high water by the way.

1:2:33.150 --> 1:2:37.170

Analeshia Rodriguez

Ohh, which the sheriff filmed from the air.

1:2:37.180 --> 1:2:42.50

Analeshia Rodriguez

So you can see what the real heavy what high water does back there.

1:2:43.490 --> 1:2:47.30

Analeshia Rodriguez

Uh, it hydraulics the river.

1:2:56.490 --> 1:2:57.910

Analeshia Rodriguez

Oh, hold on a SEC, Sir.

1:2:57.920 --> 1:3:0.260

Analeshia Rodriguez

You're you're mic is cutting out.

1:3:0.750 --> 1:3:2.420

Analeshia Rodriguez

UM our pology.

1:3:2.430 --> 1:3:4.860

Analeshia Rodriguez

Sometimes these mics are a little too.

1:3:4.870 --> 1:3:8.30

Analeshia Rodriguez

If you want me to, yes, I can't, too.

1:3:8.40 --> 1:3:10.140

Analeshia Rodriguez

Unfortunately, that it doesn't go on the record.

1:3:12.160 --> 1:3:15.610

Analeshia Rodriguez

No, now you're alright.

1:3:16.280 --> 1:3:18.850

Analeshia Rodriguez

It does hydraulic up in there.

1:3:18.940 --> 1:3:25.590

Analeshia Rodriguez

This seepage it comes up to the edge of our property line.

1:3:26.40 --> 1:3:39.620

Analeshia Rodriguez

When the high water is on hard, uh also the gravel company digging back there and increasing the size of their gravel pit, which is all spring fed.

1:3:39.930 --> 1:3:59.260

Analeshia Rodriguez

As you guys probably all seen, that does change the hydrology when you're looking at this, you have the hydraulically being constantly changed over the years and that is something you have to take into account.

1:3:59.830 --> 1:4:15.490

Analeshia Rodriguez

Also, the fact that this seepage that does come up just as Mr Davis said, by changing the surface nature, you're also going to change where that seepage can go.

1:4:16.30 --> 1:4:18.170

Analeshia Rodriguez

And it it's gonna go someplace.

1:4:18.180 --> 1:4:25.260

Analeshia Rodriguez

It's gonna seek, you know, water seeks its own level, and it's gonna find it wherever it does decide to go.

1:4:25.270 --> 1:4:28.120

Analeshia Rodriguez

And that's something we need to know also.

1:4:30.980 --> 1:4:41.390

Analeshia Rodriguez

I have not been able to justify connecting river Stone Drive to this development.

1:4:42.880 --> 1:4:57.170

Analeshia Rodriguez

As I said, we occupied in June of 2011 in the existing configuration, there's been no problem at all with traffic and too much traffic into our development.

1:4:58.240 --> 1:5:8.650

Analeshia Rodriguez

But when you follow through and extend Riverstone Dr you change our quality of life negatively.

1:5:9.180 --> 1:5:20.260

Analeshia Rodriguez

But even more fundamentally, with more through traffic and you know there's gonna be with 18 units in there, there's gonna be traffic coming our way.

1:5:21.440 --> 1:5:32.750

Analeshia Rodriguez

And that means, for one thing, because of that density, many of us will not be able to have guests come and park on the street.

1:5:34.580 --> 1:5:41.970

Analeshia Rodriguez

They would have to park in the existing driveways now on Riverstone Drive.

1:5:42.250 --> 1:5:56.400

Analeshia Rodriguez

We don't have shared driveways and we do have the ability to park on the street on one side if we have guests come and that is going to considerably change the nature of this.

1:5:56.450 --> 1:6:6.610

Analeshia Rodriguez

If you bring more traffic through there now on river place, there are no well, there's.

1:6:6.620 --> 1:6:10.90

Analeshia Rodriguez

I think there's one, possibly two non shared driveways.

1:6:10.100 --> 1:6:17.410

Analeshia Rodriguez

All the other driveways are shared and there would be no opportunity for people to park on the street there either.

1:6:17.780 --> 1:6:19.570

Analeshia Rodriguez

It would take that away from us.

1:6:20.460 --> 1:6:23.750

Analeshia Rodriguez

It also would change negatively our quality of life.

1:6:25.170 --> 1:6:52.360

Analeshia Rodriguez

A moving on to another thing and could you maybe wrap on the uh riparian zone, the riparian zone from the river Place subdivision plat does not match up with the riparian zone shown on the strong subdivision plat and I wonder why that is because it's the same all the way down.

1:6:54.690 --> 1:6:56.90

Analeshia Rodriguez

Thank you very much. Great.

1:6:56.100 --> 1:6:56.930

Analeshia Rodriguez

Thank you, Sarah.

1:6:56.940 --> 1:6:59.320

Analeshia Rodriguez

Appreciate you spending the time to come down this evening.

1:7:2.450 --> 1:7:3.290

Analeshia Rodriguez

Anybody else?

1:7:6.590 --> 1:7:10.700

Analeshia Rodriguez

Hello, my name is Marlo Cross of Fisso MAR.

1:7:10.710 --> 1:7:12.100

Analeshia Rodriguez

LOC.

1:7:12.110 --> 1:7:18.310

Analeshia Rodriguez

Roc IFISSO and I just recently bought my first home.

1:7:19.470 --> 1:7:22.850

Analeshia Rodriguez

I'm a local business owner and I couldn't be more proud.

1:7:22.910 --> 1:7:24.320

Analeshia Rodriguez

Are, umm.

1:7:25.80 --> 1:7:28.550

Analeshia Rodriguez

I'm right there with Christy and I'm not going to public speaking.

1:7:28.920 --> 1:7:29.830

Analeshia Rodriguez

I'm a little nervous.

1:7:30.20 --> 1:7:39.130

Analeshia Rodriguez

I'm right there with Christy, with Publix public safety, and I do understand and appreciate the fact that there is a shortage for affordable housing in Missoula.

1:7:39.440 --> 1:7:49.830

Analeshia Rodriguez

However, I do not believe that the city knowingly can approve the construction of high density development in the 100 year flood plan.

1:7:50.880 --> 1:7:57.480

Analeshia Rodriguez

I also agree with the argument of that the the road, the traffic on River Rd.

1:7:57.810 --> 1:8:0.0

Analeshia Rodriguez

I actually just witnessed a bike accident.

1:8:0.10 --> 1:8:16.260

Analeshia Rodriguez

A car hit a bike just a few days ago on River Road and so building something of this magnitude in on that road without addressing the safety of that road, is it concern of mine as well?

1:8:16.950 --> 1:8:29.750

Analeshia Rodriguez

But I just wanted to reiterate what Mr Davis said and and that the city would be grossly negligent to approve a high density housing on the 100 year flood plan.

1:8:29.820 --> 1:8:30.330

Analeshia Rodriguez

Thank you.

1:8:31.400 --> 1:8:31.730

Analeshia Rodriguez

Great.

1:8:31.740 --> 1:8:32.630

Analeshia Rodriguez

Thank you, marlo.

1:8:32.640 --> 1:8:33.710

Analeshia Rodriguez

He did just fine.

1:8:36.120 --> 1:8:38.670

Analeshia Rodriguez

Anybody else, please come on up.

1:8:45.360 --> 1:8:46.240

Analeshia Rodriguez

Hi, my names.

1:8:46.460 --> 1:8:56.350

Analeshia Rodriguez

Dave Glueckert DAVEGLUECKERT 2340, Riverstone.

1:8:56.360 --> 1:8:56.800

Analeshia Rodriguez

Drive.

1:8:58.250 --> 1:9:9.170

Analeshia Rodriguez

I just wanted to take a moment to let you guys know that I think we need to think long and hard about Missoula and the future of the decisions we make with these developments.

1:9:9.590 --> 1:9:14.720

Analeshia Rodriguez

For this particular lot, we're talking about not only approving a rezone.

1:9:14.730 --> 1:9:22.770

Analeshia Rodriguez

Currently we're talking about requiring 5 variants variances to accomplish this proposed development.

1:9:23.660 --> 1:9:29.190

Analeshia Rodriguez

Umm, I think that's something that we will regret in the future if we don't.

1:9:29.680 --> 1:9:37.120

Analeshia Rodriguez

If if something needs that many variances to be developed, then we should think about possibly changing the way we develop it.

1:9:39.400 --> 1:9:44.860

Analeshia Rodriguez

Some of these variances I had a few comments on on briefly here particularly.

1:9:46.700 --> 1:9:47.350

Analeshia Rodriguez

Bear with me.

1:9:53.420 --> 1:9:57.480

Analeshia Rodriguez

I believe it's variance to it says uh.

1:9:57.490 --> 1:10:7.420

Analeshia Rodriguez

In their response, it says if the development meant is required to provide more land than the neighboring development, it would result in an undue hardship to the owner.

1:10:7.810 --> 1:10:20.390

Analeshia Rodriguez

This would be due to the additional financial cost of possible reduction in lot quantity and sizes could reduce the density aim to be achieved and require additional materials causing an undue hardship to the owner.

1:10:21.390 --> 1:10:25.390

Analeshia Rodriguez

I would ask you all to question that response.

1:10:25.930 --> 1:10:27.40

Analeshia Rodriguez

Is it a?

1:10:27.130 --> 1:10:30.720

Analeshia Rodriguez

Is it an undue hardship or is it a reduction in profit?

1:10:31.600 --> 1:10:39.870

Analeshia Rodriguez

Uh, we could we could build this tastefully and put, you know, eight houses, townhomes.

1:10:39.880 --> 1:10:44.300

Analeshia Rodriguez

Whatever you want, but it would be more tasteful.

1:10:44.380 --> 1:10:46.230

Analeshia Rodriguez

We would be able to handle more people.

1:10:46.960 --> 1:10:51.910

Analeshia Rodriguez

I think it's something we should strongly consider, that that response is interesting to me.

1:10:54.320 --> 1:10:55.220

Analeshia Rodriguez

And lastly.

1:10:58.240 --> 1:11:14.220

Analeshia Rodriguez

And uh variance request request #3 rivered it says in here River Rd currently provides adequate safe transportation options without meeting all the requirements outlined in today's standards for urban collectors.

1:11:15.130 --> 1:11:20.450

Analeshia Rodriguez

Table 2A Missoula City Subdivision regulations I would say.

1:11:22.560 --> 1:11:25.950

Analeshia Rodriguez

The we also need to strongly think about that response.

1:11:26.290 --> 1:11:36.360

Analeshia Rodriguez

Ohm, I would wholeheartedly disagree that River Rd currently is set up to provide adequate safety and transportation.

1:11:36.370 --> 1:11:38.320

Analeshia Rodriguez

You can't ride your bike down the road.

1:11:38.610 --> 1:11:39.760

Analeshia Rodriguez

There's no sidewalks.

1:11:39.770 --> 1:11:41.140

Analeshia Rodriguez

There's no St lighting.

1:11:41.610 --> 1:11:54.540

Analeshia Rodriguez

I could understand the subdivision if River Road was developed and had sidewalks, St Lighting on the connection between Russell and Reserve Street is has increased the traffic dramatically.

1:11:54.550 --> 1:12:6.250

Analeshia Rodriguez

But I think that we as a city need to think about developing our public infrastructure prior to doing this densification, because it's going to catch up with us.

1:12:7.120 --> 1:12:7.820

Analeshia Rodriguez

That's all I have.

1:12:7.830 --> 1:12:8.530

Analeshia Rodriguez

Thank you.

1:12:9.0 --> 1:12:9.310

Analeshia Rodriguez

Great.

1:12:9.320 --> 1:12:10.140

Analeshia Rodriguez

Thank you, Dave.

1:12:12.430 --> 1:12:13.480

Analeshia Rodriguez

See anybody online?

1:12:16.60 --> 1:12:18.10

Analeshia Rodriguez

OK, I should have brought my computer.

1:12:18.80 --> 1:12:18.580

Analeshia Rodriguez

I know better.

1:12:19.400 --> 1:12:21.60

Analeshia Rodriguez

OK, please step on up, ma'am.

1:12:22.750 --> 1:12:23.690

Analeshia Rodriguez

My name.

1:12:24.150 --> 1:12:25.980

Analeshia Rodriguez

My name is Anne Kimball.

1:12:26.230 --> 1:12:27.940

Analeshia Rodriguez

Ann Ann Kimball.

1:12:27.960 --> 1:12:32.860

Analeshia Rodriguez

Ki MB LEI live at 825 river Rd.

1:12:33.970 --> 1:12:39.500

Analeshia Rodriguez

I have a property that is approximately 208 feet long.

1:12:40.460 --> 1:13:2.460

Analeshia Rodriguez

According to this drawing, that would be 6 1/2 units would be facing my property and I really question this is high density and it's a wonderful neighborhood and you know, I agree that we need to fill in in Missoula and I agree that this lot needs to be built on.

1:13:2.690 --> 1:13:5.500

Analeshia Rodriguez

But I think that we don't need anything with this high density.

1:13:5.750 --> 1:13:12.630

Analeshia Rodriguez

Let's keep does not create a potential slum with all these buildings.

1:13:13.20 --> 1:13:13.710

Analeshia Rodriguez

Thank you.

1:13:14.400 --> 1:13:14.920

Analeshia Rodriguez

Thank you.

1:13:14.930 --> 1:13:16.480

Analeshia Rodriguez

Appreciate your being here this evening.

1:13:23.800 --> 1:13:24.510

Analeshia Rodriguez

Hello Sir.

1:13:24.830 --> 1:13:25.170

Analeshia Rodriguez

Hello.

1:13:25.240 --> 1:13:26.250

Analeshia Rodriguez

Step on up.

1:13:26.480 --> 1:13:33.170

Analeshia Rodriguez

My name is Paul Gibson APAULGIBSON and I live at 875 river place.

1:13:33.180 --> 1:13:38.850

Analeshia Rodriguez

I'm on the corner of River Place and Riverstone have about 135 feet on river stone.

1:13:39.400 --> 1:13:51.160

Analeshia Rodriguez

The sidewalk is on the street, so my question is, is with this many units on its next thing and no parking lot on River stone on my side of the street?

1:13:51.630 --> 1:13:54.210

Analeshia Rodriguez

And no parking allowed on Riverstone and the other one.

1:13:56.710 --> 1:13:58.440

Analeshia Rodriguez

Where you gonna put the snow?

1:13:58.910 --> 1:14:6.20

Analeshia Rodriguez

At the moment when they plow our street, they plow it on the mice sidewalk and I have to plow it right back off into the street.

1:14:7.470 --> 1:14:17.440

Analeshia Rodriguez

And when they still plow in this new development, where they going to put that and also 18 units, you know, I figured two cars a unit.

1:14:19.0 --> 1:14:26.160

Analeshia Rodriguez

If there's only a couple living there, that's an awful lot of cars to find parking faces for in that.

1:14:28.120 --> 1:14:29.970

Analeshia Rodriguez

So anyway, and also what?

1:14:29.980 --> 1:14:34.840

Analeshia Rodriguez

What is a standard set back for the buildings from the next property?

1:14:38.450 --> 1:14:39.80

Analeshia Rodriguez

OK.

1:14:39.190 --> 1:14:43.180

Analeshia Rodriguez

We we are taking notes. Umm.

1:14:45.120 --> 1:14:45.510

Analeshia Rodriguez

Just.

1:14:45.520 --> 1:15:4.450

Analeshia Rodriguez

Uh, let you guys all know UM as you go through your comments, if you guys are bringing up questions, board members typically try and do our very best to make notes of those and then we will do also our very best to directly ask those of our planners or or representatives from Nymex.

1:15:4.460 --> 1:15:11.810

Analeshia Rodriguez

So we are making notes of that and I can't tell you the standard set back off top of my head, but we'll get that slide up for you in a minute.

1:15:12.20 --> 1:15:12.590

Analeshia Rodriguez

OK.

1:15:12.720 --> 1:15:14.670

Analeshia Rodriguez

And are they gonna end of development?

1:15:14.730 --> 1:15:19.820

Analeshia Rodriguez

Are they gonna be having privacy fences along and property lines?

1:15:20.530 --> 1:15:24.320

Analeshia Rodriguez

Will they be putting those up or is that our responsibility?

1:15:25.30 --> 1:15:30.890

Analeshia Rodriguez

That'll probably fall under city code according to my experience friend here.

1:15:30.900 --> 1:15:33.880

Analeshia Rodriguez

Dave, who was once a planner as well. Umm.

1:15:36.190 --> 1:15:38.240

Analeshia Rodriguez

So we'll try and get that addressed.

1:15:38.250 --> 1:15:44.400

Analeshia Rodriguez

It might be a little early in planning to know whether or not that's the case, but we can ask that question.

1:15:44.650 --> 1:15:45.100

Analeshia Rodriguez

OK.

1:15:45.450 --> 1:15:46.120

Analeshia Rodriguez

Thank you.

1:15:46.230 --> 1:15:46.690

Analeshia Rodriguez

Thank you.

1:15:52.250 --> 1:15:54.690

Analeshia Rodriguez

OK, alright, come on up.

1:15:57.390 --> 1:15:58.100

Analeshia Rodriguez

Good evening.

1:15:58.110 --> 1:16:2.260

Analeshia Rodriguez

Planning board my name is Bailey Minnick, MINNICH.

1:16:2.300 --> 1:16:7.450

Analeshia Rodriguez

And I do not live near the property, but I am here representing a friend who does live near.

1:16:7.610 --> 1:16:10.10

Analeshia Rodriguez

And so I'm presenting her comments for her.

1:16:10.430 --> 1:16:47.20

Analeshia Rodriguez

Most of the comments are all very similar to the comments that you've already heard this evening, so I won't go in and detail on any of those, but obviously the traffic concerns downriver Rd from the existing construction operation, gravel pit that's out there, the lack of pedestrian connections on the road is obviously a big concern as you heard, and I think more is that the current zoning already allows this transition between the the rural and the suburban area and that the increase of this density is kind of excessive for the existing neighborhood and isn't in character.

1:16:47.240 --> 1:16:54.120

Analeshia Rodriguez

With that area, Umm and also would would generally exacerbate some of the problems that are in that area.

1:16:54.850 --> 1:16:59.120

Analeshia Rodriguez

Most of all, the other comments are very similar to the traffic and everything, so thank you very much.

1:16:59.430 --> 1:16:59.840

Analeshia Rodriguez

Great.

1:16:59.850 --> 1:17:0.700

Analeshia Rodriguez

Thank you, Bailey.

1:17:0.710 --> 1:17:3.690

Analeshia Rodriguez

Appreciate your attendance this evening.

1:17:6.310 --> 1:17:8.230

Analeshia Rodriguez

And anybody online.

1:17:8.730 --> 1:17:8.940

Analeshia Rodriguez

OK.

1:17:9.910 --> 1:17:12.940

Analeshia Rodriguez

Uh, would anybody else like to come up?

1:17:13.10 --> 1:17:21.420

Analeshia Rodriguez

I know it can be a little nerve wracking, but please feel free to come on up and can we speak more than one shot?

1:17:23.420 --> 1:17:30.290

Analeshia Rodriguez

I will allow that, but I'll give you guys a heads up of what it will be like for City Council a little later.

1:17:30.570 --> 1:17:33.0

Analeshia Rodriguez

But if you would like to speak again, please go right ahead.

1:17:34.970 --> 1:17:37.630

Analeshia Rodriguez

Same procedure just to toss out your name and spell it.

1:17:38.620 --> 1:17:42.70

Analeshia Rodriguez

Jesse Walton, 2330, Riverstone.

1:17:42.80 --> 1:17:46.570

Analeshia Rodriguez

Drive and I'll try and make this brief for you guys up.

1:17:47.850 --> 1:17:57.450

Analeshia Rodriguez

We wish to reiterate our objection to pushing through Riverstone Drive into the other subdivision.

1:17:58.980 --> 1:18:7.930

Analeshia Rodriguez

Because of the increased traffic through our subdivision, it is a it's a negative change.

1:18:8.100 --> 1:18:9.470

Analeshia Rodriguez

There are a lot of this stuff.

1:18:9.480 --> 1:18:15.820

Analeshia Rodriguez

I wouldn't care about as a resident if it didn't affect our subdivision.

1:18:16.820 --> 1:18:22.720

Analeshia Rodriguez

If it didn't cause other people to have access through our subdivision, I wouldn't mind it.

1:18:23.520 --> 1:18:29.790

Analeshia Rodriguez

But I also wanna place my objection to the 18 unit density.

1:18:30.300 --> 1:18:58.300

Analeshia Rodriguez

I think that is excessive by quite a ways and I don't really see any reason why I'm myself and my fellow residents of the River Place subdivision should have to sacrifice our parking and our quality of life so the owners of the strong subdivision can make more money.

1:18:58.810 --> 1:19:0.500

Analeshia Rodriguez

I don't agree with that.

1:19:0.910 --> 1:19:3.750

Analeshia Rodriguez

I don't see that it is beneficial to us in any way.

1:19:4.740 --> 1:19:12.370

Analeshia Rodriguez

Are property taxes are excessive at this point, and I think this needs to be reconsidered.

1:19:12.880 --> 1:19:37.410

Analeshia Rodriguez

I know that the City Council gave provisional approval to the rezoning at last night's meeting and I would like that reconsidered very much, so I think it would be great if they had four or even six lots there, a very nice homes, but I don't think it's a great idea to try and put in 18.

1:19:37.660 --> 1:19:46.300

Analeshia Rodriguez

I just doesn't fit the character of the neighborhood or the traditional a look of what River Rd has been.

1:19:47.860 --> 1:19:48.650

Analeshia Rodriguez

Thanks you guys.

1:19:49.140 --> 1:19:49.490

Analeshia Rodriguez

Great.

1:19:49.500 --> 1:19:50.270

Analeshia Rodriguez

Thank you, Jesse.

1:19:58.530 --> 1:19:58.960

Analeshia Rodriguez

OK.

1:19:59.10 --> 1:19:59.740

Analeshia Rodriguez

Oh, go ahead.

1:19:59.790 --> 1:20:0.100

Analeshia Rodriguez

Hi.

1:20:0.150 --> 1:20:1.500

Analeshia Rodriguez

Sorry, Bailey Minnick again.

1:20:1.510 --> 1:20:2.820

Analeshia Rodriguez

Am I an NIH?

1:20:3.80 --> 1:20:16.620

Analeshia Rodriguez

I just realized that in the written comments that I believe were turned in to staff and should be in your packet, there was a typo on one of the comments about the rezone application.

1:20:16.770 --> 1:20:22.340

Analeshia Rodriguez

It was related to whether or not the proposed zoning amendment corrects an error in consistency.

1:20:22.530 --> 1:20:27.970

Analeshia Rodriguez

The comment said that it would correct an error or inconsistency, and it actually should be.

1:20:27.980 --> 1:20:32.830

Analeshia Rodriguez

It would not correct an error or consistency and therefore would be excessive for the area.

1:20:32.840 --> 1:20:35.210

Analeshia Rodriguez

So I just wanted to put that on record for that typo.

1:20:35.300 --> 1:20:35.990

Analeshia Rodriguez

Thank you.

1:20:36.180 --> 1:20:36.550

Analeshia Rodriguez

Great.

1:20:36.560 --> 1:20:37.870

Analeshia Rodriguez

Thank you for catching that.

1:20:39.90 --> 1:20:40.550

Analeshia Rodriguez

Trying to remember if I noticed that.

1:20:47.210 --> 1:20:48.140

Analeshia Rodriguez

OK.

1:20:48.610 --> 1:20:53.150

Analeshia Rodriguez

Anybody else feeling the desire to come up and?

1:20:55.100 --> 1:20:56.190

Analeshia Rodriguez

Use the podium.

1:20:56.200 --> 1:20:56.780

Analeshia Rodriguez

Speak out.

1:21:0.330 --> 1:21:1.960

Analeshia Rodriguez

OK.

1:21:2.130 --> 1:21:3.560

Analeshia Rodriguez

Are we seeing anybody online?

1:21:3.670 --> 1:21:5.380

Analeshia Rodriguez

No, nobody online.

1:21:5.450 --> 1:21:10.250

Analeshia Rodriguez

OK, I'll give you guys a second to think about it before we close public comment here.

1:21:22.650 --> 1:21:25.900

Analeshia Rodriguez

OK, alright, not seeing anybody online.

1:21:25.910 --> 1:21:28.240

Analeshia Rodriguez

Still, we will.

1:21:28.290 --> 1:21:31.490

Analeshia Rodriguez

Nobody else in the house here, OK?

1:21:35.360 --> 1:21:55.550

Analeshia Rodriguez

Alright, we will go ahead and close public comment for this portion of tonight's hearing, which brings US board members to a motion I believe if we could get a motion on the table then we can start our discussion.

1:21:55.560 --> 1:22:7.210

Analeshia Rodriguez

Lauren, could you please bring up your slide with the motion and just for board members, the agenda that we have here in House, I think has everything on it as well.

1:22:7.400 --> 1:22:8.150

Analeshia Rodriguez

Yes, it does.

1:22:8.160 --> 1:22:9.300

Analeshia Rodriguez

On the page 2 there.

1:22:15.900 --> 1:22:21.960

Analeshia Rodriguez

Christopher communication, do we need to read through this all publicly in order to put it in the Minutes?

1:22:22.80 --> 1:22:27.810

Analeshia Rodriguez

Yes, we will need to read through the entirety of the incorrect about that right.

1:22:27.820 --> 1:22:28.740

Analeshia Rodriguez

We can't fudge on that.

1:22:31.250 --> 1:22:31.620

Analeshia Rodriguez

Uh.

1:22:37.840 --> 1:22:39.710

Analeshia Rodriguez

We should probably.

1:22:42.230 --> 1:22:47.330

Analeshia Rodriguez

We should discuss that uh, how I actually I'm gonna ask staff.

1:22:47.340 --> 1:22:51.20

Analeshia Rodriguez

Do you guys have a recommendation on how we should approach this?

1:22:51.450 --> 1:22:55.120

Analeshia Rodriguez

Should we do the subdivision on its own?

1:22:55.290 --> 1:22:56.770

Analeshia Rodriguez

Try and do it all together.

1:22:58.400 --> 1:22:59.810

Analeshia Rodriguez

Dave, do you gotta?

1:22:59.880 --> 1:23:0.820

Analeshia Rodriguez

You got an opinion?

1:23:4.710 --> 1:23:5.240

Dave DeGrandpre

I guess I do.

1:23:4.500 --> 1:23:5.260

Analeshia Rodriguez

Is Dave still here?

1:23:5.250 --> 1:23:5.820

Dave DeGrandpre

Thank you, David.

1:23:5.830 --> 1:23:14.660

Dave DeGrandpre

Grant Rice, Dave Missoula Development services work as a planning supervisor, yes, I think that the the ordinance to rezone ought to go first.

1:23:14.670 --> 1:23:15.760

Dave DeGrandpre

That ought to be the first item.

1:23:16.570 --> 1:23:21.10

Dave DeGrandpre

Umm, that is addressed because without the zoning, the subdivision couldn't be approved.

1:23:21.920 --> 1:23:23.370

Dave DeGrandpre

It wouldn't meet the density requirements.

1:23:23.630 --> 1:23:24.670

Analeshia Rodriguez

OK, great.

1:23:24.720 --> 1:23:26.90

Analeshia Rodriguez

That makes sense, Josh.

1:23:26.100 --> 1:23:27.860

Analeshia Rodriguez

I saw your hand go up and now it's down you get.

1:23:29.610 --> 1:23:30.260

Joshua

Yeah, I'm good.

1:23:36.130 --> 1:23:36.450

Analeshia Rodriguez

OK.

1:23:36.960 --> 1:23:37.100

Dave DeGrandpre

Yeah.

1:23:30.270 --> 1:23:37.320

Joshua

I just I think it makes sense to me to do the the rezone first, then maybe the variances and then the decision.

1:23:37.410 --> 1:23:39.240

Joshua

I, but I'll leave it to staff to.

1:23:40.70 --> 1:23:42.180

Analeshia Rodriguez

No, I think that's exactly what Dave said.

1:23:42.190 --> 1:23:46.580

Analeshia Rodriguez

So let's go ahead and start with the rezone.

1:23:46.590 --> 1:23:49.590

Analeshia Rodriguez

If somebody wants to take a stab at #1 there.

1:23:53.940 --> 1:23:55.650

Analeshia Rodriguez

I can make a stab at #1.

1:23:57.760 --> 1:23:58.0

Analeshia Rodriguez

OK.

1:24:5.0 --> 1:24:20.290

Analeshia Rodriguez

I make the motion that the planning board consider a recommendation to City Council to approve the adoption of an ordinance to rezone the subject property located at 2348 River Rd.

1:24:20.520 --> 1:24:37.980

Analeshia Rodriguez

Legally described as the East 1/2 of the West 1/2 of lots 29 and 30 of carbon and dinsmores orchard homes, a platted subdivision in Missoula County, Montana, according to the recorded plat thereof from RT.

1:24:37.990 --> 1:24:49.620

Analeshia Rodriguez

10 residential 10 to unit townhouse to RT 5.4 residential 5.42 unit Slash Townhouse.

1:24:50.70 --> 1:24:54.520

Analeshia Rodriguez

Based on the findings of fact and conclusions of law in this staff report.

1:24:56.580 --> 1:24:58.250

Analeshia Rodriguez

Great motion made by Peter.

1:24:58.260 --> 1:24:58.960

Analeshia Rodriguez

Do we have a second?

1:25:3.420 --> 1:25:6.250

Analeshia Rodriguez

Like I can second seconded by Lynn.

1:25:8.860 --> 1:25:9.610

Analeshia Rodriguez

Alright.

1:25:9.700 --> 1:25:13.570

Analeshia Rodriguez

Has anybody wanna kick a kick the ball to start with?

1:25:13.580 --> 1:25:14.650

Analeshia Rodriguez

Anybody wanna jump in?

1:25:15.60 --> 1:25:28.620

Analeshia Rodriguez

I'm not sure if this is kicking the ball or what, but I'm interested in the the the flood zone and mitigation of the flood zone by the developer that seems to be my big issue on this.

1:25:29.0 --> 1:25:41.60

Analeshia Rodriguez

Could we have some clarity on what kind of mitigation the developers plan to do with the property in order to build on it as far as flood zone issues go?

1:25:42.640 --> 1:25:43.550

Joe M. Dehnert

Can you all hear me?

1:25:45.900 --> 1:25:46.50

Joe M. Dehnert

Hello.

1:25:45.680 --> 1:25:46.690

Analeshia Rodriguez

Yeah, we can't, Joe.

1:25:46.930 --> 1:25:47.740

Analeshia Rodriguez

That was Joe, right? Yeah.

1:25:48.200 --> 1:25:48.810

Joe M. Dehnert

Yeah, this is.

1:25:48.820 --> 1:25:50.190

Joe M. Dehnert

This is Joe Bennett from Imeg.

1:25:50.700 --> 1:25:51.250

Joe M. Dehnert

Thanks.

1:25:51.960 --> 1:25:53.70

Joe M. Dehnert

That's a great question.

1:25:53.80 --> 1:25:58.230

Joe M. Dehnert

And I think truth be told, that drills down on a lot of the comments that I just heard.

1:25:58.240 --> 1:26:5.300

Joe M. Dehnert

I know Mr Alan Davis kicked it off with that and a lot of the other comments, umm, kind of echoed that sentiment.

1:26:6.710 --> 1:26:17.690

Joe M. Dehnert

I just want to reiterate what what Tam said at the beginning of this, that UM John strong, the landowner is is uh, not the developer in, in this case he's not planning on vertical construction.

1:26:17.780 --> 1:26:22.510

Joe M. Dehnert

These two unit townhomes and the the plan that is before you on somebody supplemental data sheets?

1:26:23.240 --> 1:26:25.290

Joe M. Dehnert

Umm, it's conceptual.

1:26:25.640 --> 1:26:30.30

Joe M. Dehnert

That being said, and and and Dave, the Grandpre nodded to it.

1:26:30.90 --> 1:26:37.360

Joe M. Dehnert

You know, there's there's an optional optional amount of legwork that can go in on the front end of a project like this.

1:26:37.910 --> 1:26:50.870

Joe M. Dehnert

And what we've done and what we did by engaging new fields was choose to focus on the fact that this floodplain designation was coming to ensure that these lots could be developable.

1:26:51.250 --> 1:26:53.760

Joe M. Dehnert

And this wasn't done in a vacuum.

1:26:54.270 --> 1:27:0.500

Joe M. Dehnert

It wasn't just produced by new fields and then used to satisfy subdivision review criteria.

1:27:0.750 --> 1:27:8.470

Joe M. Dehnert

This was reviewed by city floodplain administration and also it was passed on a DNC and they actually reviewed the models that new field used.

1:27:8.550 --> 1:27:33.660

Joe M. Dehnert

They reviewed umm, the surfacing that was put in here to ensure that the mitigation that you're asking about, which is, you know, included in our conditions that there's elevation certs that go into at time of building permit to ensure that this is safe, stem wall, whatever ends up being the development style is in place and we're talking about this project not other places in the city where that you do have development in the 100 year floodplain.

1:27:33.810 --> 1:27:45.320

Joe M. Dehnert

But on this particular property, that amount of effort on the front end is is to address to mitigate, to ensure that you know what is even being talked about.

1:27:45.330 --> 1:27:49.890

Joe M. Dehnert

Conceptually, here could work, so thank you for your question and I hope that answered it.

1:27:55.290 --> 1:27:56.650

Analeshia Rodriguez

That feel that sounds good.

1:27:56.660 --> 1:27:57.360

Analeshia Rodriguez

That sounds good.

1:27:57.370 --> 1:27:59.130

Analeshia Rodriguez

OK, that feels like it got answered.

1:27:59.670 --> 1:28:4.390

Analeshia Rodriguez

Umm anybody else with UM.

1:28:7.880 --> 1:28:8.580

Analeshia Rodriguez

Dave, go ahead.

1:28:11.160 --> 1:28:15.270

Dave DeGrandpre

Have you ever again City, Missouri development services?

1:28:15.280 --> 1:28:18.730

Dave DeGrandpre

You know, I just want to kind of provide hopefully a little clarity on this issue.

1:28:18.740 --> 1:28:25.330

Dave DeGrandpre

So yes, staff is also concerned that the city is also, you know, has been a little concerned about development in a floodplain.

1:28:25.340 --> 1:28:31.10

Dave DeGrandpre

Again, properties currently not within a floodplain, so it's not regulatory today, or at least almost all of it is not.

1:28:31.20 --> 1:28:40.10

Dave DeGrandpre

It's just a very, very North End, but we do anticipate that the maps will change in this most of the property or all the property will be within a floodplain.

1:28:40.870 --> 1:28:44.810

Dave DeGrandpre

And so having those concerns, you know, I I wanna point out a couple of things. So.

1:28:47.380 --> 1:28:48.290

Dave DeGrandpre

Uh, as he was.

1:28:49.340 --> 1:28:54.870

Dave DeGrandpre

What is the main regulations that regulate development within a floodplain within different types of floodplains?

1:28:54.880 --> 1:29:2.330

Dave DeGrandpre

And so just for your information, board members development is prohibited within a flood way.

1:29:2.340 --> 1:29:5.80

Dave DeGrandpre

So there are different different types of, you know, flooded areas.

1:29:5.90 --> 1:29:11.330

Dave DeGrandpre

So flood way is where flood waters are anticipated to go on a more regular flood event.

1:29:12.170 --> 1:29:12.910

Dave DeGrandpre

Uh.

1:29:12.950 --> 1:29:15.0

Dave DeGrandpre

Within a 100 year floodplain?

1:29:15.10 --> 1:29:16.610

Dave DeGrandpre

So that's a 1% chance of flooding.

1:29:17.630 --> 1:29:27.240

Dave DeGrandpre

Umm, in any given year, we have regulations that require elevation of structures, elevation of mechanical and electrical type equipment, that sort of thing.

1:29:27.250 --> 1:29:29.540

Dave DeGrandpre

So development is not prohibited in a floodplain.

1:29:29.550 --> 1:29:31.140

Dave DeGrandpre

It is prohibited in a flood way.

1:29:31.210 --> 1:29:45.600

Dave DeGrandpre

It's not prohibited in a floodplain, but the regulations require, you know, certain protective measures be put in place in under those circumstances to hopefully ensure public health and safety, limit damage to property, etcetera.

1:29:45.640 --> 1:29:47.570

Dave DeGrandpre

So hopefully that helps a little bit.

1:29:50.180 --> 1:29:50.510

Analeshia Rodriguez

Great.

1:29:50.520 --> 1:29:52.630

Analeshia Rodriguez

I think that helps a fair amount.

1:29:52.900 --> 1:29:54.920

Analeshia Rodriguez

I got Josh and then Rick.

1:30:2.250 --> 1:30:2.660

Joshua

Thanks.

1:30:2.670 --> 1:30:10.500

Joshua

I'm just trying to get an appreciation for the density that the proposed zoning.

1:30:11.620 --> 1:30:22.420

Joshua

Would allow and I'm looking to the east of the proposed project on Skyla court, where I see what I believe or what I believe.

1:30:22.430 --> 1:30:37.370

Joshua

I count are 16 townhomes, umm and I just my question is it you know approximate fairly close to the proposed development or the proposed entitlement is that?

1:30:39.190 --> 1:30:46.460

Joshua

More or less the level of density that we would you know that this would permit on a similar sized parcel.

1:30:55.930 --> 1:31:1.640

Analeshia Rodriguez

Is Lauren or Dave wanna take a stab at that?

1:31:5.840 --> 1:31:10.950

Lauren Stevens

Yeah, I'm just a looking at that now and see.

1:31:13.120 --> 1:31:14.870

Lauren Stevens

I counted about 28.

1:31:14.880 --> 1:31:15.610

Lauren Stevens

Lots.

1:31:15.700 --> 1:31:19.320

Lauren Stevens

Uh, just in that along that cul-de-sac. Umm.

1:31:19.860 --> 1:31:26.780

Joshua

I think if you just stay to the West of the cul-de-sac, that's more representative of our soul size, that we're that we're talking about.

1:31:29.80 --> 1:31:33.900

Joshua

And I think I count 16 that are running from from north to South.

1:31:34.530 --> 1:31:39.650

Joshua

You know, I think the proposal has two that are would be perpendicular at the end on the North End of the property.

1:31:41.160 --> 1:31:41.890

Joshua

I guess what?

1:31:41.900 --> 1:31:52.630

Joshua

What I'm trying to do is just understand if that is, you know, kind of visually what one could envision on on the parcel we're discussing.

1:31:54.460 --> 1:32:0.210

Lauren Stevens

It looks like that area is a little under 2 acres, just that one side of the street.

1:32:0.220 --> 1:32:10.550

Lauren Stevens

So it would be, uh, you know, comparable, but not quite the same come out to about 8 dwelling units per acre.

1:32:10.560 --> 1:32:15.700

Lauren Stevens

So that's, yeah, pretty comparable, but not necessarily in that formation.

1:32:15.620 --> 1:32:17.680

Joshua

Uh, not OK, thank you.

1:32:20.750 --> 1:32:22.440

Analeshia Rodriguez

OK, Rick, go ahead.

1:32:25.570 --> 1:32:26.560

Rick Hall

Couple questions.

1:32:26.730 --> 1:32:31.900

Rick Hall

One further clarification on the flood plain, so mitigating with him.

1:32:31.990 --> 1:32:42.900

Rick Hall

I mean mitigating would mean not having basements if you are in the new flood map raising foundations, things like that.

1:32:43.230 --> 1:33:5.0

Rick Hall

That was question one and question two, can somebody show me on the map of with the yeah that proposed but conceptual well actually there are proposed lots, umm, there's a lot of variances.

1:33:5.10 --> 1:33:10.240

Rick Hall

I'd like to see what I really would ideally like to see what this would look like without the variances.

1:33:10.590 --> 1:33:17.900

Rick Hall

If they stuck to code, but I'd really like to see on that map what the variances would affect.

1:33:19.530 --> 1:33:21.190

Rick Hall

One is parking but.

1:33:24.780 --> 1:33:28.90

Rick Hall

How would how would change if anything relates to density?

1:33:28.810 --> 1:33:31.190

Rick Hall

It could somebody show me that on that map?

1:33:31.280 --> 1:33:32.120

Rick Hall

That's my question.

1:33:37.990 --> 1:33:41.150

Lauren Stevens

On kind of the proposed preliminary plat or preliminary site plan?

1:33:41.760 --> 1:33:42.800

Rick Hall

Correct site plan.

1:33:43.320 --> 1:33:45.270

Lauren Stevens

OK, me, pull that one up.

1:33:44.940 --> 1:33:46.480

Rick Hall

That's what I've been looking at and.

1:34:5.470 --> 1:34:7.840

Analeshia Rodriguez

Is there a way to increase volume?

1:34:8.390 --> 1:34:11.20

Analeshia Rodriguez

I'm having trouble hearing everybody who participates.

1:34:14.780 --> 1:34:16.840

Rick Hall

But if it's me, I can be closer to my mic.

1:34:18.310 --> 1:34:19.150

Analeshia Rodriguez

Yeah, let's try.

1:34:18.70 --> 1:34:20.520

Lauren Stevens

Yeah, I can also try to speak a little louder so.

1:34:22.420 --> 1:34:22.940

Lauren Stevens

Umm.

1:34:23.930 --> 1:34:28.670

Lauren Stevens

So Joe or Tamera, anyone feel free to jump in.

1:34:29.0 --> 1:34:41.540

Lauren Stevens

So I guess looking at parking specifically on this, just kind of conceptual plan, you can see there's just cars here in the proposed parking lane and then the opposite side of the street.

1:34:41.550 --> 1:34:55.110

Lauren Stevens

If that were to have a parking lane there, there needs to be these pair driveways and they need to have a certain distance between them, so it wouldn't be a ton of additional parking just because of all the curb cuts.

1:34:55.120 --> 1:34:59.240

Lauren Stevens

And then the required distances from the curb cuts that parking spaces can be.

1:35:0.300 --> 1:35:0.710

Lauren Stevens

Umm.

1:35:11.650 --> 1:35:11.790

Rick Hall

Yeah.

1:35:1.720 --> 1:35:16.580

Lauren Stevens

And you know, as mentioned the block length, if that were reduced by, you know, 11 feet that would come from either side here or you know something potentially in the middle of all the lots to break up that block but.

1:35:17.880 --> 1:35:21.580

Rick Hall

So it would reduce maybe one or or two units, correct?

1:35:22.730 --> 1:35:23.650

Lauren Stevens

Yeah, probably.

1:35:23.630 --> 1:35:23.930

Rick Hall

OK.

1:35:25.30 --> 1:35:32.970

Rick Hall

And then as far as as the road that would take away part of the driveway, since that's what we're saying, it will allow parking on the roads.

1:35:35.20 --> 1:35:41.770

Lauren Stevens

So yeah, if they parked on this side of the street, they're uh because of where the driveways need to be.

1:35:42.250 --> 1:35:50.760

Lauren Stevens

There would only be, you know, maybe one or two spaces that could fit between each one just because of the the the separation you need there.

1:36:0.450 --> 1:36:1.190

Rick Hall

The dashed lines.

1:35:51.920 --> 1:36:17.920

Lauren Stevens

Ohh let me see if it's indicated any better on the plat there are these dashed lines which are yeah no access strips just to kind of show where the driveways are specifically going to be placed where they wouldn't be so you can see the dashes are fairly short so imagine trying to park cars kind of just where those dashes are more or less.

1:36:18.720 --> 1:36:19.120

Rick Hall

Got it.

1:36:20.430 --> 1:36:23.790

Rick Hall

And there were no variances that affect the setbacks, correct?

1:36:24.650 --> 1:36:25.220

Lauren Stevens

Correct.

1:36:25.330 --> 1:36:33.70

Lauren Stevens

Yep, these are all just variances to the subdivision regulations, not to the zoning, which is setbacks height and that sort of thing.

1:36:33.740 --> 1:36:34.130

Rick Hall

OK.

1:36:34.180 --> 1:36:37.240

Rick Hall

Then answer that question and the other one was about the medication.

1:36:37.620 --> 1:36:45.230

Rick Hall

More specifically, what the mitigation would be if a new map showed a couple few lots to be in the and the flat area.

1:36:47.750 --> 1:36:48.140

Lauren Stevens

Yeah.

1:36:48.150 --> 1:36:59.230

Lauren Stevens

So as mentioned, kind of by Joe and throughout the report, there staff is recommending a condition of no basements because of the high ground water and of course because potential for floodplain umm.

1:36:59.580 --> 1:37:4.760

Lauren Stevens

And so we would also require pre and post elevation certificates for any buildings that would go in there.

1:37:5.580 --> 1:37:31.420

Lauren Stevens

Umm and the the new fields memo includes kind of what it would look like if all of the development area was elevated 2 feet above the new conceptual base flood elevation and how that would impact downstream flows and was shown to not cause problems for properties that are downstream from these potential lots.

1:37:32.490 --> 1:37:32.820

Rick Hall

Got it.

1:37:32.830 --> 1:37:33.140

Rick Hall

Thank you.

1:37:34.680 --> 1:37:35.300

Analeshia Rodriguez

Go ahead, Dave.

1:37:35.780 --> 1:37:36.20

Lauren Stevens

Yeah.

1:37:37.140 --> 1:37:39.20

Analeshia Rodriguez

Sorry, Lauren, I didn't mean you walk on.

1:37:37.130 --> 1:37:39.80

Dave DeGrandpre

Yeah, if I if I could just briefly.

1:37:39.90 --> 1:37:40.660

Dave DeGrandpre

So I just wanted to share my screen.

1:37:40.700 --> 1:37:46.460

Dave DeGrandpre

You know, I think one of the issues is the zoning requires some significant setbacks.

1:37:46.470 --> 1:37:47.190

Dave DeGrandpre

Aren't Lauren.

1:37:47.200 --> 1:37:49.330

Dave DeGrandpre

I'm I'm struggling technologically tonight.

1:37:49.340 --> 1:37:53.730

Dave DeGrandpre

Could you please show this supplementary data sheet, the site plan?

1:37:54.750 --> 1:37:55.750

Lauren Stevens

Yeah, me.

1:37:55.940 --> 1:37:56.800

Dave DeGrandpre

I apologize folks.

1:37:58.510 --> 1:38:2.320

Analeshia Rodriguez

Dave, can you try and speak closer to your mic?

1:38:2.360 --> 1:38:4.150

Analeshia Rodriguez

Uh, we're having a hard time hearing you in here.

1:38:4.730 --> 1:38:5.200

Dave DeGrandpre

OK.

1:38:5.210 --> 1:38:7.40

Dave DeGrandpre

Yeah, sure will apologize for that.

1:38:7.60 --> 1:38:9.310

Analeshia Rodriguez

And that could be your technical problems as well.

1:38:7.50 --> 1:38:9.970

Dave DeGrandpre

So, Lord, please go to the first sheet.

1:38:12.440 --> 1:38:13.440

Dave DeGrandpre

Is that better, Sean?

1:38:14.0 --> 1:38:14.910

Dave DeGrandpre

Maybe the second sheet?

1:38:14.410 --> 1:38:15.20

Analeshia Rodriguez

It's about.

1:38:15.510 --> 1:38:16.990

Analeshia Rodriguez

It's about the same actually.

1:38:16.720 --> 1:38:18.330

Lauren Stevens

Probably this one maybe.

1:38:18.340 --> 1:38:18.820

Dave DeGrandpre

Yeah.

1:38:18.870 --> 1:38:19.300

Dave DeGrandpre

OK.

1:38:19.310 --> 1:38:21.550

Dave DeGrandpre

Well, I'll do my best, Sean.

1:38:21.560 --> 1:38:32.470

Dave DeGrandpre

So the structures or the the you know few potential future homes that you see are 16151 square feet.

1:38:32.520 --> 1:38:35.760

Dave DeGrandpre

So what size structures?

1:38:35.770 --> 1:38:43.990

Dave DeGrandpre

Not huge, and one of the issues that they're facing in this on this project is the lot is only 156 feet wide.

1:38:44.40 --> 1:38:46.770

Dave DeGrandpre

So along River Rd, it's 156 feet.

1:38:46.840 --> 1:38:59.250

Dave DeGrandpre

Now the setbacks are from from the right of way are 20 feet on the roadside, 20 feet on the rear side, so that takes obviously 40 feet up from the lot itself.

1:38:59.640 --> 1:39:6.320

Dave DeGrandpre

The side setbacks they do have some, you know, where they're the structures are not attached or 7 or 10 feet.

1:39:6.330 --> 1:39:6.930

Dave DeGrandpre

Excuse me?

1:39:7.270 --> 1:39:10.970

Dave DeGrandpre

And so the setbacks are part of the issue here that I think it is.

1:39:11.610 --> 1:39:14.370

Dave DeGrandpre

Umm, resulting in the request for these variances.

1:39:14.380 --> 1:39:15.560

Dave DeGrandpre

This is a tough site, you know.

1:39:15.570 --> 1:39:16.970

Dave DeGrandpre

It's an infill site.

1:39:17.360 --> 1:39:24.30

Dave DeGrandpre

It's long and narrow, and so I think, you know, we're trying to trying to meet several city goals here.

1:39:24.260 --> 1:39:34.420

Dave DeGrandpre

I think it's an imperfect situation, obviously, but those are kind of the the city staff's thoughts on why these variances are appropriate.

1:39:37.330 --> 1:39:46.660

Lauren Stevens

And just a quick clarification, the side setbacks for the the sides not shared walls are 7 1/2 feet here.

1:39:47.550 --> 1:39:48.30

Dave DeGrandpre

Thanks mark.

1:39:51.120 --> 1:40:0.740

Lauren Stevens

The street side set back for lot 18 because it abuts 3 roadways that would be 10 feet off of River Road and then 20 off the other two.

1:40:0.610 --> 1:40:5.960

Rick Hall

So so if the rear set back were a variance, there could be parking on the road, correct?

1:40:10.750 --> 1:40:17.820

Lauren Stevens

So we don't generally include variances to zoning when we're going through the subdivision process.

1:40:17.830 --> 1:40:26.930

Lauren Stevens

So that would be difficult to kind of build a roadway to the assumption that a variance to zoning like the setbacks would be, umm permitted.

1:40:35.550 --> 1:40:35.860

Rick Hall

OK.

1:40:36.270 --> 1:40:38.490

Rick Hall

Yeah, yeah, that and that.

1:40:27.580 --> 1:40:39.380

Lauren Stevens

Additionally, the rear yards of these lots 5 through 18 have a 20 foot public utility easement, so that is kind of the minimum that they wanna see for that so.

1:40:39.580 --> 1:40:40.480

Rick Hall

Got it, got it.

1:40:47.510 --> 1:41:6.10

Lauren Stevens

And just to kind of address if I can, one of the other questions, umm, a lot owners would have the option to build fences in their rear yards if they choose to do that as long as city staff could still access through gates or whatever to do maintenance of the utility line there.

1:41:8.100 --> 1:41:11.930

Rick Hall

Well, I want to thank you for really clarifying why the variances are there.

1:41:11.940 --> 1:41:14.90

Rick Hall

I get have better understanding now.

1:41:14.100 --> 1:41:14.400

Rick Hall

Thank you.

1:41:19.680 --> 1:41:20.150

Analeshia Rodriguez

Great.

1:41:20.160 --> 1:41:20.970

Analeshia Rodriguez

Thank you, Lauren.

1:41:21.430 --> 1:41:24.80

Analeshia Rodriguez

Umm anybody else?

1:41:26.120 --> 1:41:26.550

Analeshia Rodriguez

OK.

1:41:26.560 --> 1:41:27.990

Analeshia Rodriguez

There, everybody's back.

1:41:28.720 --> 1:41:29.290

Analeshia Rodriguez

OK.

1:41:29.300 --> 1:41:31.750

Analeshia Rodriguez

Anybody else got questions?

1:41:32.480 --> 1:41:34.260

Analeshia Rodriguez

Wanna keep moving us forward?

1:41:39.340 --> 1:41:40.600

Analeshia Rodriguez

Alright, Dave, you got anything?

1:41:44.30 --> 1:41:47.40

Analeshia Rodriguez

Well, we're only dealing with zoning right here, right?

1:41:47.90 --> 1:41:51.850

Analeshia Rodriguez

Yep, my questions really sent her on the subdivision.

1:41:52.690 --> 1:42:12.880

Analeshia Rodriguez

I I personally don't have a big problem with density, but I think that on the density question on zoning, I think a a good point has been made about basically the pattern already established in this River Rd neighborhood and that pattern is.

1:42:15.480 --> 1:42:33.540

Analeshia Rodriguez

Is what the existing zoning says about 8 units might be able to fade, maybe even 10 can fit in this particular lot, and this this is a unique, very narrow lot has its own constraints, especially where they a an access Rd up one side.

1:42:33.550 --> 1:42:35.980

Analeshia Rodriguez

So it's very narrow and.

1:42:38.460 --> 1:42:46.990

Analeshia Rodriguez

The developers probably don't want to hear this, but during this subdivision phase, that's when the redesign would fit 8 or 10 units.

1:42:47.280 --> 1:43:0.250

Analeshia Rodriguez

Appropriately meeting standards may and maybe eliminating variances don't know about that, but there's a good chance of that, and that's where I have a problem in getting to say yes and zoning.

1:43:0.260 --> 1:43:6.320

Analeshia Rodriguez

I think we can say yes and zoning and then work on the subdivision if that's if that's where we're going.

1:43:8.330 --> 1:43:9.760

Analeshia Rodriguez

I would vote yes on the.

1:43:12.500 --> 1:43:16.770

Analeshia Rodriguez

Except you're changing the density to make it so much higher, so I'm not so sure I'm.

1:43:17.400 --> 1:43:34.230

Analeshia Rodriguez

I'm sorry, I'm talking out loud here and trying to figure out what the best way to go here about maybe just maintaining existing zoning because it reflects the pattern of the neighborhood and that's an issue we've been faced with the last couple years here at the planning board.

1:43:35.220 --> 1:43:40.290

Analeshia Rodriguez

And then the developer can reshape the lots, including the back.

1:43:40.600 --> 1:43:51.900

Analeshia Rodriguez

The back lots moving them away from the right perian zone and and have a better fit for this for this project, and that's what that's where I'm going.

1:43:52.790 --> 1:43:57.230

Analeshia Rodriguez

That's not an answer, but that's where my thinking is great.

1:43:57.240 --> 1:43:58.90

Analeshia Rodriguez

Thank you, Dave.

1:43:58.140 --> 1:44:1.210

Analeshia Rodriguez

UM real quick before I get to you, Rick.

1:44:1.220 --> 1:44:7.100

Analeshia Rodriguez

I just wanna clarify this distinction that Dave brought up between the subdivision and rezone.

1:44:8.780 --> 1:44:14.720

Analeshia Rodriguez

This motion we have on the table includes subdivision, and rezone is.

1:44:14.790 --> 1:44:20.510

Analeshia Rodriguez

Am I wrong about that staff give me a little back up here.

1:44:24.180 --> 1:44:30.940

Lauren Stevens

So the the current motion was just the first one relating to the adoption of an ordinance to rezone.

1:44:31.300 --> 1:44:31.690

Lauren Stevens

Umm.

1:44:32.330 --> 1:44:37.970

Lauren Stevens

Which would have to happen in order for the subdivision as proposed to happen so.

1:44:36.640 --> 1:44:39.70

Analeshia Rodriguez

Yes, my apologies.

1:44:39.80 --> 1:44:46.130

Analeshia Rodriguez

I was looking at my agenda that I brought from home and it's a little different than the one that you guys gave us.

1:44:46.140 --> 1:44:48.570

Analeshia Rodriguez

So that was where my confusion came from.

1:44:49.420 --> 1:44:51.80

Analeshia Rodriguez

OK, Rick, go ahead.

1:44:53.980 --> 1:44:59.600

Rick Hall

It sounds like they've moved on to comments and as well as questions, but.

1:44:59.710 --> 1:45:1.410

Analeshia Rodriguez

Absolutely either or you can.

1:45:0.970 --> 1:45:3.220

Rick Hall

So I'll I'll jump in the comments.

1:45:4.160 --> 1:45:8.170

Rick Hall

Umm yeah, it's just it's a rezone and variance.

1:45:8.180 --> 1:45:15.460

Rick Hall

It's not subdivision that we're deciding, and you know, I have much the same feelings as Dave.

1:45:15.470 --> 1:45:28.300

Rick Hall

But you know we are trying to encourage infill and higher density and when when they rarely come before us, which is I wish they came more often.

1:45:28.360 --> 1:45:28.480

Rick Hall

And.

1:45:31.160 --> 1:45:33.750

Rick Hall

If you the question is always where you know.

1:45:33.760 --> 1:45:35.870

Rick Hall

If not there, if not there, where?

1:45:36.830 --> 1:45:38.830

Rick Hall

And it's a weird lot.

1:45:39.60 --> 1:45:53.480

Rick Hall

UM and uhm, you know, uh yes, the existing pattern of development would deem larger homes larger, lots less density.

1:45:54.30 --> 1:45:58.850

Rick Hall

But that doesn't meet what we're trying to achieve and that is have.

1:46:0.50 --> 1:46:0.630

Rick Hall

Umm.

1:46:1.130 --> 1:46:3.270

Rick Hall

Infill and more affordable housing.

1:46:3.280 --> 1:46:6.750

Rick Hall

Obviously, a common wall House is going to be more affordable.

1:46:8.950 --> 1:46:12.120

Rick Hall

Theoretically, than a single family residence?

1:46:12.370 --> 1:46:16.510

Rick Hall

UM, so you know, I'm kind of leaning towards.

1:46:18.240 --> 1:46:23.250

Rick Hall

Approving the rezone because it's a real zone and UM.

1:46:25.780 --> 1:46:28.160

Rick Hall

You know the the the plates are not there yet.

1:46:28.520 --> 1:46:29.250

Rick Hall

Umm.

1:46:29.820 --> 1:46:34.320

Rick Hall

And I think the variance is for me now that I understand why they're there.

1:46:35.450 --> 1:46:38.100

Rick Hall

They they do make kind of make sense to me.

1:46:38.110 --> 1:46:38.960

Rick Hall

I don't think they're.

1:46:38.970 --> 1:46:45.190

Rick Hall

I mean, they're they're required to fit the requirements of this lot and to meet the density.

1:46:46.210 --> 1:46:52.0

Rick Hall

And you know, there have been many comments about the density is that way for the developer to make more money.

1:46:52.370 --> 1:46:57.80

Rick Hall

I think every developer builds to make more money, but our goal is to.

1:46:57.820 --> 1:47:1.870

Rick Hall

UM, you know have growth occur.

1:47:3.930 --> 1:47:14.130

Rick Hall

Near this in the city where eliminating a lot that has septic to being on city water and sewer that's near the river, that's a good thing too.

1:47:15.10 --> 1:47:17.190

Rick Hall

Uh, that's in the proposal.

1:47:17.200 --> 1:47:25.0

Rick Hall

So I'm kind of leaning towards approving it with with some trepidation, I guess so.

1:47:26.100 --> 1:47:26.460

Rick Hall

Thank you.

1:47:26.210 --> 1:47:26.550

Analeshia Rodriguez

Great.

1:47:26.560 --> 1:47:27.170

Analeshia Rodriguez

Thank you, Rick.

1:47:28.540 --> 1:47:30.210

Analeshia Rodriguez

I got Dave and then Josh.

1:47:31.770 --> 1:47:42.890

Analeshia Rodriguez

Uh, Rick, I appreciate your your comments on that, but umm, my position here in the planning board is not to advocate for or against infill.

1:47:42.940 --> 1:47:54.70

Analeshia Rodriguez

It's fine to make the findings that whatever is before us meets the standards of meets the test of our the findings we're supposed to make.

1:47:54.80 --> 1:47:59.540

Analeshia Rodriguez

And that's where I have a problem on this density in this place. So.

1:48:1.500 --> 1:48:6.840

Analeshia Rodriguez

I'm I'm not against density in general, except I don't think that's my job here.

1:48:7.30 --> 1:48:9.380

Analeshia Rodriguez

That's the City council's job, and they can.

1:48:9.790 --> 1:48:19.670

Analeshia Rodriguez

And and these folks and take it to City Council and have the density that the applicants want to have so that that's my my feeling on that.

1:48:19.790 --> 1:48:25.0

Analeshia Rodriguez

And yes, the actual subdivision has a has issues about its layout.

1:48:25.110 --> 1:48:25.450

Analeshia Rodriguez

Thank you.

1:48:27.840 --> 1:48:28.190

Analeshia Rodriguez

OK.

1:48:28.200 --> 1:48:28.940

Analeshia Rodriguez

Go ahead, Josh.

1:48:28.950 --> 1:48:29.830

Analeshia Rodriguez

And then I have Lynn.

1:48:32.640 --> 1:48:32.950

Joshua

Umm.

1:48:33.20 --> 1:48:36.610

Joshua

Was just going to say that I concur in large part with what Rick had to say, right?

1:48:37.420 --> 1:48:54.670

Joshua

I have, I think, serious misgivings about the subdivision part, but the rezone is in alignment with the growth policy and you know, I think that increased density in this area is OK.

1:48:55.40 --> 1:49:11.510

Joshua

The concern that I have is that the subdivision maximizes the allowable density under the new zoning, which I mean come on, umm in my opinion, but I would support the OR intend to support the rezone request.

1:49:13.950 --> 1:49:14.220

Analeshia Rodriguez

Great.

1:49:14.230 --> 1:49:14.850

Analeshia Rodriguez

Thank you, Josh.

1:49:14.860 --> 1:49:15.440

Analeshia Rodriguez

Go ahead, Lynn.

1:49:18.190 --> 1:49:23.650

Analeshia Rodriguez

OK, my question is umm if it remains the zoning it is now.

1:49:23.660 --> 1:49:27.760

Analeshia Rodriguez

Does the subdivision still need to access points?

1:49:33.490 --> 1:49:34.480

Analeshia Rodriguez

I don't know who can answer that.

1:49:35.900 --> 1:49:37.160

Analeshia Rodriguez

I think Lawrence getting there.

1:49:36.900 --> 1:49:37.490

Lauren Stevens

Yeah.

1:49:37.660 --> 1:49:54.900

Lauren Stevens

So uh, this parcel is not within the wildland urban interface, but we do still umm want to see the connectivity of streets abutting subdivisions, and having those multiple access points.

1:49:56.480 --> 1:49:58.80

Analeshia Rodriguez

So it's desired, but not required.

1:49:59.790 --> 1:50:0.800

Lauren Stevens

I would have to.

1:50:1.790 --> 1:50:2.880

Dave DeGrandpre

No, it is required.

1:50:3.380 --> 1:50:4.320

Lauren Stevens

OK. Thanks.

1:50:3.190 --> 1:50:5.200

Dave DeGrandpre

A variance would be necessary.

1:50:5.270 --> 1:50:10.500

Dave DeGrandpre

Yeah, a variance would be necessary to just have a cul de SAC or one way in and one way out.

1:50:11.490 --> 1:50:16.540

Dave DeGrandpre

So the developers in greater compliance, I guess with the regulations by providing by having the connection.

1:50:19.70 --> 1:50:19.520

Analeshia Rodriguez

OK.

1:50:20.10 --> 1:50:20.410

Analeshia Rodriguez

Thank you.

1:50:24.910 --> 1:50:26.60

Analeshia Rodriguez

Do you have a question, Peter?

1:50:26.250 --> 1:50:26.850

Analeshia Rodriguez

Go ahead, Peter.

1:50:28.320 --> 1:50:37.770

Analeshia Rodriguez

I'd like to follow up on a on a point that Josh made earlier about the density of the area around this, this this development.

1:50:38.470 --> 1:50:38.820

Analeshia Rodriguez

Umm.

1:50:39.730 --> 1:50:49.370

Analeshia Rodriguez

Is it accurate to say that there were in roughly the same area as 16 development of 16 homes around it?

1:50:49.440 --> 1:50:54.450

Analeshia Rodriguez

Are we talking basically about a real increase in density?

1:50:55.20 --> 1:50:56.480

Analeshia Rodriguez

If that is in fact the case.

1:51:5.60 --> 1:51:5.520

Analeshia Rodriguez

I don't know.

1:51:5.530 --> 1:51:7.890

Analeshia Rodriguez

Does anybody else wanna take a stab at that?

1:51:8.470 --> 1:51:9.370

Analeshia Rodriguez

I don't know if I should.

1:51:13.480 --> 1:51:14.710

Analeshia Rodriguez

I don't have it in.

1:51:14.780 --> 1:51:26.960

Analeshia Rodriguez

I don't have a, you know, a a picture in front of me to see just uh, what the density of the the grosser area around this property look like looks like.

1:51:28.860 --> 1:51:30.350

Analeshia Rodriguez

We'll see if a map comes up here.

1:51:30.360 --> 1:51:33.910

Analeshia Rodriguez

I guess my two cents would be it's it's a little mixed.

1:51:33.980 --> 1:51:40.200

Analeshia Rodriguez

We do have some subdivisions that have gone in that are close to this density.

1:51:42.390 --> 1:51:46.670

Analeshia Rodriguez

And then we have a lot of single, you know, family homes as well.

1:51:47.650 --> 1:51:49.900

Analeshia Rodriguez

Umm, it's been one of the real challenges.

1:51:49.910 --> 1:51:53.580

Analeshia Rodriguez

We had a a very similar subdivision to this.

1:51:53.590 --> 1:51:54.980

Analeshia Rodriguez

Just downriver. Rd.

1:51:55.20 --> 1:51:58.40

Analeshia Rodriguez

Uh, year year and a half two ago?

1:51:59.70 --> 1:52:2.250

Analeshia Rodriguez

Umm, so can you see the map there? Peter?

1:52:3.710 --> 1:52:3.910

Analeshia Rodriguez

No.

1:52:5.110 --> 1:52:19.650

Analeshia Rodriguez

So you know, just to the South and a little E that little subdivision and I can't remember all the streets, but that's a higher density, I would say, perhaps I don't know what the acreage is on that though.

1:52:21.640 --> 1:52:21.970

Lauren Stevens

Yeah.

1:52:25.130 --> 1:52:25.370

Analeshia Rodriguez

Umm.

1:52:21.980 --> 1:52:26.110

Lauren Stevens

The one the Riverview subdivision and rezone was located here.

1:52:26.120 --> 1:52:28.10

Lauren Stevens

Very similar, you know parcel shape.

1:52:28.570 --> 1:52:31.220

Analeshia Rodriguez

Yes, that's exactly the one I was thinking of.

1:52:31.230 --> 1:52:32.460

Analeshia Rodriguez

And what did that was?

1:52:32.470 --> 1:52:34.720

Analeshia Rodriguez

Fifteen, I think.

1:52:36.410 --> 1:52:43.960

Lauren Stevens

I don't know off the top of my head, but it looks like it did go through to rezone to the RT 5.4 there.

1:52:44.550 --> 1:52:46.700

Analeshia Rodriguez

It did get approved, ultimately.

1:52:50.90 --> 1:52:58.490

Analeshia Rodriguez

Yeah, there there was a very similar reason zone request and meeting neighbors were not in favor of it.

1:53:0.920 --> 1:53:2.730

Analeshia Rodriguez

But it's still went through.

1:53:7.540 --> 1:53:8.880

Analeshia Rodriguez

You get on that better.

1:53:9.360 --> 1:53:12.20

Analeshia Rodriguez

So I'm not seeing.

1:53:12.30 --> 1:53:12.750

Analeshia Rodriguez

I'll go ahead, Derek.

1:53:16.840 --> 1:53:18.850

Analeshia Rodriguez

Yeah, this is a challenging one for me.

1:53:19.460 --> 1:53:21.290

Analeshia Rodriguez

I actually.

1:53:21.790 --> 1:53:25.590

Analeshia Rodriguez

Let's see, in light of some late comments that kinda came in from our neighbors.

1:53:26.670 --> 1:53:28.170

Analeshia Rodriguez

Umm, which I really appreciate.

1:53:28.520 --> 1:53:49.170

Analeshia Rodriguez

Umm, it seems like we've kind of moved away from the, whereas we're focusing really on the subdivision and whether it meets the merits of a rezone and like if the river wasn't there, you know, and like, absent from the greater environment of where it is, you know, like I am.

1:53:49.580 --> 1:53:52.270

Analeshia Rodriguez

I think it's our responsibility and our role.

1:53:52.280 --> 1:54:9.460

Analeshia Rodriguez

If it does meet growth policy standards to I think approve development projects that do support infill development in communities like this to, you know, hopefully provide affordable housing options for community.

1:54:11.130 --> 1:54:22.590

Analeshia Rodriguez

But like I guess maybe I'm a little fuzzy on the the bigger environment and the context here of like it sounds very logical.

1:54:22.660 --> 1:54:28.670

Analeshia Rodriguez

But also maybe I guess I don't need someone, umm, the floodplain.

1:54:28.880 --> 1:54:30.770

Analeshia Rodriguez

I mean, we're hearing about.

1:54:33.210 --> 1:54:35.320

Analeshia Rodriguez

Is that more of a City Council decision?

1:54:35.330 --> 1:54:45.520

Analeshia Rodriguez

Because that I'm hearing clarifications from city planners and that we're talking about discrepancies between flood ways and floodplains.

1:54:46.980 --> 1:55:0.820

Analeshia Rodriguez

And I mean, we're hearing more about insurance companies dropping people or making it extremely difficult to find insurance for a home that's in in the area.

1:55:0.830 --> 1:55:7.380

Analeshia Rodriguez

That's, you know, at risk to, you know, flooding or other potential natural disasters.

1:55:8.850 --> 1:55:10.940

Analeshia Rodriguez

Umm, things that we do if we want to mitigate against.

1:55:13.360 --> 1:55:36.30

Analeshia Rodriguez

But yeah, I I guess I wasn't sure what I was going to be hearing from the rest of, you know, our planning board in terms of like what is the scope of what, where discussion is in terms of you know how are we supposed to be making these decisions and it is about the growth policy and it is about.

1:55:37.970 --> 1:55:44.40

Analeshia Rodriguez

Umm, the development criteria that we've reviewed so many times in the past so.

1:55:46.840 --> 1:55:53.290

Analeshia Rodriguez

Does anyone on the planning board have comments about they just wrestling between these?

1:55:53.400 --> 1:55:59.60

Analeshia Rodriguez

These two things, these two elements or city staff, I guess in terms of?

1:56:1.540 --> 1:56:6.670

Analeshia Rodriguez

Like planning board, making these decisions or making these recommendations to City Council.

1:56:9.970 --> 1:56:12.810

Analeshia Rodriguez

Is anybody else wanted to take a stab at that before?

1:56:12.950 --> 1:56:16.0

Analeshia Rodriguez

I guess I can, Dave.

1:56:16.10 --> 1:56:17.0

Analeshia Rodriguez

Dave's jumping in here.

1:56:17.10 --> 1:56:18.100

Analeshia Rodriguez

I'll make a stab at that.

1:56:19.660 --> 1:56:20.120

Analeshia Rodriguez

What?

1:56:20.230 --> 1:56:35.890

Analeshia Rodriguez

What we try to do here is to find out the facts to evaluate every individual situation and and make recommendations to the City Council.

1:56:36.130 --> 1:56:46.70

Analeshia Rodriguez

We're not the deciders where we're trying to help the City Council find the facts and line them up in order to make a good decision.

1:56:46.140 --> 1:56:49.960

Analeshia Rodriguez

So sometimes we send things to them.

1:56:50.790 --> 1:56:53.160

Analeshia Rodriguez

Uh, that they change.

1:56:53.170 --> 1:56:53.660

Analeshia Rodriguez

OK.

1:56:53.670 --> 1:57:8.120

Analeshia Rodriguez

But the important I I feel our job here is is to combine the finding of the facts, the with me also the what is is the.

1:57:9.470 --> 1:57:15.530

Analeshia Rodriguez

Situation for this project within the neighborhood and within the overall policy.

1:57:16.550 --> 1:57:17.400

Analeshia Rodriguez

I'm. Hey.

1:57:17.450 --> 1:57:17.740

Analeshia Rodriguez

I'm.

1:57:17.810 --> 1:57:39.980

Analeshia Rodriguez

I'm admitting that's pretty hard to do on this thing because nothing in this scene really lines up well and because of that, that's why I said I didn't think I I really should could support, even though I support density in general, I can't support it on this site and and it might.

1:57:40.50 --> 1:57:52.520

Analeshia Rodriguez

I know I'm already saying the same things over again about this is our job as a for folks out

there as as a planning board to try to give the best possible recommendation to the City Council going forward.

1:57:52.530 --> 1:57:54.110

Analeshia Rodriguez

And we're going to do that tonight.

1:57:56.490 --> 1:57:56.820

Analeshia Rodriguez

Great.

1:57:56.830 --> 1:57:59.940

Analeshia Rodriguez

Thank you, Dave, and thank you, Lauren.

1:57:59.950 --> 1:58:8.170

Analeshia Rodriguez

I'm gonna assume that you put that rezoning review criteria up, which is perfect because I was just about to ask for it.

1:58:9.100 --> 1:58:11.130

Analeshia Rodriguez

Umm, OK, I'll.

1:58:11.200 --> 1:58:14.440

Analeshia Rodriguez

I'm gonna try and put my two cents in here.

1:58:17.180 --> 1:58:27.200

Analeshia Rodriguez

So in regards to, you know, to the rezone, umm I I I guess I wanna start with just thinking staff and imag.

1:58:27.390 --> 1:58:35.820

Analeshia Rodriguez

Umm for you guys's efforts around this property like this is clearly a challenging piece of property, right?

1:58:35.830 --> 1:58:36.900

Analeshia Rodriguez

It's narrow.

1:58:36.990 --> 1:58:37.970

Analeshia Rodriguez

It's long.

1:58:38.790 --> 1:58:41.410

Analeshia Rodriguez

It's not uncommon in this neighborhood.

1:58:44.40 --> 1:58:50.740

Analeshia Rodriguez

And you know, I can appreciate that from your guys's perspective, you know genuinely.

1:58:51.840 --> 1:58:55.80

Analeshia Rodriguez

Umm, but that doesn't change our job.

1:58:55.130 --> 1:59:15.20

Analeshia Rodriguez

As you know, as far as like what we are trying to do here and I guess I am struggling with this rezone because of our criteria here in front of us and it's for many of the things that you know we've stated for the River Rd neighborhood in the past or on the reserve St recently.

1:59:15.800 --> 1:59:28.200

Analeshia Rodriguez

Umm, you know, I'm not sure this is being made in accordance with the growth policy due to the character, their neighborhood, that was some of my objection to the Riverview subdivision.

1:59:29.630 --> 1:59:44.280

Analeshia Rodriguez

And you know, maybe a is a little fudgy, but when we get into the public health and safety and the general where fell connectivity and looking at River Rd.

1:59:44.290 --> 1:59:46.340

Analeshia Rodriguez

Neighborhood River Rd.

1:59:46.350 --> 1:59:52.720

Analeshia Rodriguez

Itself and the traffic that is on it, it's it.

1:59:52.730 --> 2:0:15.940

Analeshia Rodriguez

It's difficult to see how we're doing that with our subdivisions in this area and the increasing traffic and you know for staff, this is gonna be a little repetitive, but our neighborhood is seeing excessive amounts of traffic because we have become the cut through that.

2:0:15.950 --> 2:0:26.710

Analeshia Rodriguez

Everybody's trying to sneak off of reserve and either get over to Russell off of River Road or they're coming down to Curtis and up to Wyoming, which is my corner.

2:0:27.360 --> 2:0:33.170

Analeshia Rodriguez

I live in this neighborhood and it's it.

2:0:33.180 --> 2:0:41.360

Analeshia Rodriguez

It it's getting more challenging for me to see how we are meeting see in particular.

2:0:43.80 --> 2:0:45.940

Analeshia Rodriguez

D with our schools and parks.

2:0:47.770 --> 2:0:48.370

Analeshia Rodriguez

And then.

2:0:51.580 --> 2:0:52.120

Analeshia Rodriguez

UM.

2:0:54.740 --> 2:1:8.100

Analeshia Rodriguez

I'm sorry, I'm just trying to look at my new notes and and then G and the H as well, and for me that you know the largest one is the public health and safety.

2:1:9.870 --> 2:1:19.90

Analeshia Rodriguez

You know, my kids ride their bicycle around this neighborhood and I'm a really open parent, so I give them that opportunity.

2:1:19.100 --> 2:1:36.120

Analeshia Rodriguez

But it's hard not to be afraid because we don't hardly have any sidewalks, and we very often on this board and in this city, we're looking at putting in our subdivisions before our infrastructure infrastructure almost always follows.

2:1:36.310 --> 2:1:41.340

Analeshia Rodriguez

And that is because of funding and there's not a lot that we seem to be able to do about that.

2:1:42.700 --> 2:1:49.610

Analeshia Rodriguez

But in this particular instance I'm I'm just, I'm really struggling with the rezone and this corner.

2:1:51.880 --> 2:1:54.550

Analeshia Rodriguez

And and and is not because of density.

2:1:55.340 --> 2:1:55.780

Analeshia Rodriguez

Umm.

2:1:56.840 --> 2:2:7.530

Analeshia Rodriguez

And one of the questions that I've had is so there was, there's one other zoning with under the growth policy that is S8.

2:2:7.600 --> 2:2:8.190

Analeshia Rodriguez

I'm sorry.

2:2:8.200 --> 2:2:20.40

Analeshia Rodriguez

I wasn't able to make a note on it, so there's RT 10 and then there goes an 8 and then we move into RT 5.4. Umm.

2:2:22.240 --> 2:2:34.120

Analeshia Rodriguez

Is and this isn't meant to question staff in any way, but I'm just curious, does does that other zoning applied as it help in any way?

2:2:34.130 --> 2:2:38.540

Analeshia Rodriguez

I'm assuming that you guys reviewed everything to the best of your post.

2:2:38.550 --> 2:2:44.950

Analeshia Rodriguez

You know your abilities and this is what makes the most sense, but just, you know, for clarification.

2:2:45.700 --> 2:2:48.360

Analeshia Rodriguez

Umm, I was there any other options?

2:2:53.420 --> 2:2:53.770

Lauren Stevens

Yes.

2:2:53.780 --> 2:3:4.550

Lauren Stevens

So, umm, you know when folks come and set up a scoping meeting or a pre application meeting with us, they have done some of the legwork and they have a proposal in mind.

2:3:4.560 --> 2:3:11.190

Lauren Stevens

So they really are the ones that are coming to us and saying, hey, this is the zoning that we're thinking of.

2:3:11.200 --> 2:3:23.150

Lauren Stevens

This is kind of the density or the the type of development, so it's not necessarily that staff is saying, yeah, this is the only one that works or the best one necessarily.

2:3:23.160 --> 2:3:35.660

Lauren Stevens

And you've seen with several recent results that have come before the board where staff would recommend maybe a different one than what was requested just to fit in better with the surrounding area.

2:3:35.670 --> 2:3:39.820

Lauren Stevens

But this one being one of those relatable districts here.

2:3:42.150 --> 2:3:49.240

Lauren Stevens

It yeah, we didn't necessarily look at doing a different zone here.

2:3:50.10 --> 2:3:54.180

Lauren Stevens

R8, the other relatable one and R 5.4.

2:3:54.370 --> 2:4:3.360

Lauren Stevens

Both of those only allow for detached houses and lot line houses, so they would not have the option to do the townhouses in either of those districts.

2:4:5.330 --> 2:4:6.880

Analeshia Rodriguez

OK, copy that.

2:4:7.390 --> 2:4:7.910

Analeshia Rodriguez

Thank you.

2:4:10.650 --> 2:4:19.400

Analeshia Rodriguez

And then I think one of my, I think last points that I just threw out because I'm the farmer.

2:4:21.90 --> 2:4:25.820

Analeshia Rodriguez

I often, as staff knows, disagree with the soil types analysis.

2:4:27.580 --> 2:4:35.40

Analeshia Rodriguez

This whole area, granted, I haven't been able to dig in this area, but has phenomenal soil for the most part.

2:4:35.610 --> 2:4:36.330

Analeshia Rodriguez

Umm.

2:4:36.590 --> 2:4:43.360

Analeshia Rodriguez

And you know the farms in that neighborhood, mine included, I think, kind of attest to that.
Uh.

2:4:45.370 --> 2:4:49.890

Analeshia Rodriguez

Is there anything else from other planning board members at this time?

2:4:52.740 --> 2:4:53.950

Analeshia Rodriguez

As Shane, still with us.

2:4:54.20 --> 2:4:55.110

Analeshia Rodriguez

Shane, you've been quiet.

2:5:1.40 --> 2:5:2.10

Analeshia Rodriguez

She's still on there.

2:5:2.420 --> 2:5:2.830

Analeshia Rodriguez

OK.

2:5:2.890 --> 2:5:3.280

Analeshia Rodriguez

All right.

2:5:8.0 --> 2:5:16.110

Analeshia Rodriguez

OK, I'm not seeing anything else with board members, so let us go ahead.

2:5:16.120 --> 2:5:17.590

Analeshia Rodriguez

And are we ready to move to a vote?

2:5:17.600 --> 2:5:22.860

Analeshia Rodriguez

I'm gonna move to a vote unless I see a hand go up here and house or online.

2:5:24.310 --> 2:5:24.960

Analeshia Rodriguez

OK.

2:5:25.290 --> 2:5:26.580

Analeshia Rodriguez

OK, OK.

2:5:26.590 --> 2:5:27.680

Analeshia Rodriguez

Can we do a roll call?

2:5:27.690 --> 2:5:27.960

Analeshia Rodriguez

Vote.

2:5:27.970 --> 2:5:31.190

Analeshia Rodriguez

Please roll call vote Lynn Davis.

2:5:36.700 --> 2:5:37.750

Analeshia Rodriguez

I vote nay.

2:5:37.800 --> 2:5:38.10

Analeshia Rodriguez

Me.

2:5:40.170 --> 2:5:40.970

Analeshia Rodriguez

Derek kanwisher.

2:5:44.940 --> 2:5:45.140

Analeshia Rodriguez

No.

2:5:48.680 --> 2:5:49.440

Analeshia Rodriguez

Josh Raider.

2:5:50.780 --> 2:5:51.0

Joshua

Yes.

2:5:54.0 --> 2:5:56.220

Analeshia Rodriguez

Dave Loomis, no.

2:5:59.130 --> 2:5:59.810

Analeshia Rodriguez

Peter Benson.

2:6:3.720 --> 2:6:4.190

Analeshia Rodriguez

Recall.

2:6:5.850 --> 2:6:6.70

Rick Hall

Yes.

2:6:9.50 --> 2:6:11.110

Analeshia Rodriguez

Sean McCoy? Nah.

2:6:14.220 --> 2:6:20.260

Analeshia Rodriguez

And the motion fails with four nose and two yeses.

2:6:21.350 --> 2:6:21.910

Analeshia Rodriguez

3 guesses.

2:6:23.370 --> 2:6:24.80

Analeshia Rodriguez

OK, great.

2:6:24.90 --> 2:6:24.530

Analeshia Rodriguez

Good cat.

2:6:27.940 --> 2:6:28.520

Analeshia Rodriguez

OK.

2:6:33.870 --> 2:6:43.480

Analeshia Rodriguez

And to be clear, just for folks in the audience to remember that we are recommendation board, City Council will make the final determination.

2:6:43.490 --> 2:6:47.470

Analeshia Rodriguez

I'll try and talk to that at the end as well.

2:6:49.550 --> 2:6:50.540

Analeshia Rodriguez

OK.

2:6:50.600 --> 2:6:58.860

Analeshia Rodriguez

Ohm that brings us to our next motion. Umm.

2:7:2.370 --> 2:7:8.740

Analeshia Rodriguez

We should still go through all these correct staff, even though we we voted no on the rezone.

2:7:9.350 --> 2:7:11.170

Analeshia Rodriguez

I think I need a little guidance on that.

2:7:13.190 --> 2:7:15.210

Analeshia Rodriguez

I see Josh's shaking his head no.

2:7:17.90 --> 2:7:18.780

Analeshia Rodriguez

Dave or you got any thoughts?

2:7:18.290 --> 2:7:23.330

Joshua

I don't know why it makes sense to do it, but maybe somebody can explain that.

2:7:23.970 --> 2:7:25.280

Rick Hall

Yeah, I don't think we have to.

2:7:25.290 --> 2:7:26.560

Rick Hall

If we don't have a reason.

2:7:27.200 --> 2:7:27.620

Analeshia Rodriguez

OK.

2:7:28.690 --> 2:7:30.530

Analeshia Rodriguez

Yeah, that makes sense to me, but I wasn't.

2:7:32.790 --> 2:7:33.460

Analeshia Rodriguez

Sure.

2:7:33.470 --> 2:7:37.390

Analeshia Rodriguez

We'll wait a second here and see if Dave Dave's trying to get on there.

2:7:37.160 --> 2:7:37.440

Lauren Stevens

Yeah.

2:7:37.400 --> 2:7:38.80

Analeshia Rodriguez

I see your hand up.

2:7:38.90 --> 2:7:38.660

Analeshia Rodriguez

Go ahead, Dave.

2:7:39.100 --> 2:7:39.790

Dave DeGrandpre

Yeah.

2:7:39.800 --> 2:7:40.530

Dave DeGrandpre

Thanks, Sean.

2:7:40.540 --> 2:7:49.930

Dave DeGrandpre

So I think you know it might be helpful for City Council if if you simply just went through the variance request and provided your thoughts.

2:7:49.940 --> 2:7:51.480

Dave DeGrandpre

So we could document those.

2:7:52.460 --> 2:7:52.900

Analeshia Rodriguez

I think that.

2:7:52.340 --> 2:8:7.120

Dave DeGrandpre

You know the subdivision if the rezoning, if you're recommend against the rezoning, then it would be, I guess, nonsensical to approve the subdivision overall because it doesn't wouldn't comply with the existing zoning so that that can't really happen.

2:8:7.130 --> 2:8:11.210

Dave DeGrandpre

But you know some of the variance request might have merit.

2:8:12.990 --> 2:8:14.210

Dave DeGrandpre

No, I guess not.

2:8:15.370 --> 2:8:20.830

Dave DeGrandpre

You Staffs recommendation, but I think it might be helpful for City Council to hear your thoughts on some of the specifics.

2:8:22.100 --> 2:8:22.690

Analeshia Rodriguez

Yeah.

2:8:22.700 --> 2:8:25.590

Analeshia Rodriguez

Actually, I think that's a an outstanding suggestion, Dave.

2:8:26.860 --> 2:8:36.390

Analeshia Rodriguez

I think it would be important for us to OfferUp our thoughts on that as well as I mean do we wanna do you guys wanna talk about subdivision?

2:8:36.440 --> 2:8:37.430

Analeshia Rodriguez

It's kind of up to us.

2:8:37.440 --> 2:8:38.140

Analeshia Rodriguez

I can set the.

2:8:40.940 --> 2:8:43.710

Analeshia Rodriguez

Discussion let me know what you guys think.

2:8:44.370 --> 2:8:52.420

Analeshia Rodriguez

UM, but I I agree with Dave for sure about the variances.

2:8:52.430 --> 2:8:55.950

Analeshia Rodriguez

I think it it warrants conversation, Rick, go ahead.

2:8:58.330 --> 2:9:5.80

Rick Hall

Well, I think the variances make sense when applied to the proposed subdivision.

2:9:6.490 --> 2:9:7.490

Rick Hall

I don't think they do.

2:9:8.670 --> 2:9:17.540

Rick Hall

If you're not looking at that density or anything else, I mean the the variances allow that development.

2:9:18.510 --> 2:9:28.820

Rick Hall

So I don't know if that's much guidance, you know, because the variance is meet the development and if there's no development, there's no variances.

2:9:29.370 --> 2:9:33.600

Rick Hall

So if if you, I guess if you're OK with the density that's proposed.

2:9:34.90 --> 2:9:40.880

Rick Hall

For me, the variances would make sense, but if you're not OK with the density, the variances don't make sense.

2:9:40.930 --> 2:9:44.390

Rick Hall

So there wouldn't even need to be variances really so.

2:9:45.850 --> 2:9:48.490

Analeshia Rodriguez

Yes, valid points Peter. Ohh.

2:9:50.380 --> 2:9:53.940

Analeshia Rodriguez

Back to thinking about the question of what our role is here.

2:9:56.580 --> 2:10:5.350

Analeshia Rodriguez

We can look at this the the this subdivision or this potential subdivision is and say this is too much.

2:10:5.440 --> 2:10:10.390

Analeshia Rodriguez

This is one step too far and increasing density for this area.

2:10:10.700 --> 2:10:28.850

Analeshia Rodriguez

We have to maintain some semblance with what the past and what's here already, or we can say no, we recommend to the City Council that they in fact vote to increase density as this, and this is a perfect example of a case where we can we can do that.

2:10:31.540 --> 2:10:31.890

Analeshia Rodriguez

O.

2:10:35.360 --> 2:10:41.650

Analeshia Rodriguez

I guess I feel like if we're going to recommend we that our our motion failed.

2:10:41.760 --> 2:10:53.270

Analeshia Rodriguez

So we are recommending to the City Council that this not that this the revisions on zoning not take place.

2:10:55.700 --> 2:10:56.800

Analeshia Rodriguez

I guess I would say.

2:10:59.620 --> 2:11:6.910

Analeshia Rodriguez

That the rest of it, I I don't know how we would make sense of recommending or not recommending any of the rest of it actually.

2:11:12.440 --> 2:11:14.260

Analeshia Rodriguez

Hmm, good point.

2:11:14.270 --> 2:11:14.910

Analeshia Rodriguez

I agree.

2:11:14.920 --> 2:11:15.290

Analeshia Rodriguez

Yeah.

2:11:15.300 --> 2:11:15.560

Analeshia Rodriguez

Great.

2:11:15.570 --> 2:11:16.210

Analeshia Rodriguez

Excuse me.

2:11:16.220 --> 2:11:28.850

Analeshia Rodriguez

Go ahead three with that if for not moving forward with the rezoning, then the variance as are non issue and something that we don't need to discuss just for the record.

2:11:28.860 --> 2:11:36.180

Analeshia Rodriguez

I do feel like we are going with the current zoning from one unit to up to 8, I think or.

2:11:38.130 --> 2:11:42.660

Analeshia Rodriguez

No 18, if you rezone, but if you don't rezone, we're completely.

2:11:42.670 --> 2:11:47.880

Analeshia Rodriguez

You know we're they can build I think 8 or 10 units.

2:11:48.690 --> 2:11:52.800

Analeshia Rodriguez

So the focus inward approach is being met by the current zoning.

2:11:52.810 --> 2:11:55.720

Analeshia Rodriguez

So that's why I voted against changing the zoning.

2:11:58.20 --> 2:12:6.510

Analeshia Rodriguez

But anyway, since we have not passed the motion, I don't think we need to discuss any further the variances personally.

2:12:7.40 --> 2:12:8.430

Analeshia Rodriguez

Alright, very good.

2:12:8.740 --> 2:12:10.80

Analeshia Rodriguez

Josh, your thoughts?

2:12:11.670 --> 2:12:26.800

Joshua

I guess it may be helpful to discuss the variances just to provide more insight to counsel

right, in the event that they approve zoning, maybe they would like our input on whether or not they should consider the variances, I guess.

2:12:27.30 --> 2:12:36.620

Joshua

So my perspective is that the zoning makes sense generally in this area and on this site until you get into the particular particulars of how it could be developed.

2:12:36.710 --> 2:12:38.780

Joshua

And that's what happens in the subdivision.

2:12:38.790 --> 2:12:41.270

Joshua

So in particular I guess.

2:12:43.320 --> 2:12:54.180

Joshua

When there's five variances requested in order to maximize the permissible density under the proposed zoning, that just feels excessive to me.

2:12:55.470 --> 2:12:59.40

Joshua

Umm, one of the ones that I think.

2:13:00.890 --> 2:13:11.50

Joshua

Maybe as a step too far is the back of curb to back of curb requested variances that I think would allow those additional 4 units to the to the, to the South of the property.

2:13:15.390 --> 2:13:15.920

Joshua

Uh.

2:13:16.930 --> 2:13:18.0

Joshua

Is that right, Joe?

2:13:18.50 --> 2:13:19.200

Joshua

Can you see what I'm saying?

2:13:21.850 --> 2:13:26.920

Joshua

So I'm trying to pull up the map so that would be one of the variances that I guess I would have.

2:13:26.970 --> 2:13:50.270

Joshua

I would have possible issue with Umm, but generally I think that this site may be able to accommodate 10 or more units, but 18 given the the necessary 5 variances I just think is feels excessive so.

2:13:52.430 --> 2:13:55.720

Joshua

I mean, I guess we could go variants by variance and and talk through them, but.

2:13:57.880 --> 2:13:58.640

Joshua

That's my feeling.

2:14:1.650 --> 2:14:5.10

Analeshia Rodriguez

OK, Dave, were you ready?

2:14:7.930 --> 2:14:8.120

Analeshia Rodriguez

OK.

2:14:9.150 --> 2:14:9.820

Analeshia Rodriguez

We have.

2:14:9.890 --> 2:14:12.270

Analeshia Rodriguez

We have 5 variances here and I'm just gonna say that.

2:14:14.790 --> 2:14:27.940

Analeshia Rodriguez

I I think it's OK for three of them and I they're to me, two of them don't work and should not be recommended, and that would be want me to which ones please.

2:14:28.100 --> 2:14:34.160

Analeshia Rodriguez

OK, I think the first one variance numbers 1/2.

2:14:36.290 --> 2:14:36.480

Analeshia Rodriguez

For.

2:14:38.770 --> 2:14:46.760

Analeshia Rodriguez

To me, for this subdivision or something like it, whatever comes out would be OK.

2:14:46.810 --> 2:14:47.760

Analeshia Rodriguez

I'm not so good.

2:14:47.770 --> 2:14:48.370

Analeshia Rodriguez

I'm not so.

2:14:50.220 --> 2:14:53.910

Analeshia Rodriguez

About uh river Rd.

2:14:53.970 --> 2:15:5.410

Analeshia Rodriguez

About reducing that the requirement there I'm, I'm just going to say no for now and and hope that public works can figure that out if that's if.

2:15:5.480 --> 2:15:14.610

Analeshia Rodriguez

If the variance to the to the standard that they hope to set or supposedly had set years ago, this is an old issue.

2:15:14.620 --> 2:15:25.770

Analeshia Rodriguez

By the way, are you guys already know that about River Rd not being in the city standards that basically should have been funded years ago for this improvement?

2:15:25.780 --> 2:15:34.730

Analeshia Rodriguez

One of the main streets in the city anyway, that's neither here nor there, and I also that last request about the double frontage.

2:15:34.740 --> 2:15:37.350

Analeshia Rodriguez

I don't think that's a good idea and I would recommend against that.

2:15:40.380 --> 2:15:40.690

Analeshia Rodriguez

Great.

2:15:40.760 --> 2:15:41.420

Analeshia Rodriguez

Thank you, Dave.

2:15:42.440 --> 2:15:42.660

Analeshia Rodriguez

Right.

2:15:44.240 --> 2:15:47.700

Analeshia Rodriguez

Any other comments at the time?

2:15:48.280 --> 2:15:57.490

Analeshia Rodriguez

Ohm's Lauren could could you bring up the difference between RT10 and the R8 real quick?

2:15:57.550 --> 2:16:2.600

Analeshia Rodriguez

I'm just curious on the the density that we could.

2:16:4.570 --> 2:16:9.540

Analeshia Rodriguez

Possibly see with a different zoning.

2:16:10.490 --> 2:16:21.710

Analeshia Rodriguez

And then while you're doing that, umm, you know a really share a lot of Joshua's, UM, feelings as far as, like when I'm looking at the subdivision.

2:16:22.530 --> 2:16:33.120

Analeshia Rodriguez

UM this afternoon as I was reading through this and and preparing for tonight's meetings, I was also surprised at the number of variances that came along with it.

2:16:35.110 --> 2:16:36.930

Analeshia Rodriguez

And although a lot of them makes sense.

2:16:39.20 --> 2:16:42.190

Analeshia Rodriguez

I I I kept kept coming back to the question.

2:16:42.240 --> 2:16:46.190

Analeshia Rodriguez

If we were pushing too hard to fit this in.

2:16:48.200 --> 2:16:52.220

Analeshia Rodriguez

And I I think that's a pretty valid question to look at.

2:16:53.950 --> 2:16:55.620

Analeshia Rodriguez

And that's probably enough of that.

2:16:55.630 --> 2:16:57.100

Analeshia Rodriguez

OK, let's see what we got here.

2:16:59.170 --> 2:17:7.910

Lauren Stevens

So the the RT 10 requires 10,000 square feet per unit 5.4 it's the 5400.

2:17:8.580 --> 2:17:16.760

Lauren Stevens

The R8 would require 8000 square feet, so I'm getting a calculation of about 12 units that would be permissible there.

2:17:16.770 --> 2:17:21.920

Lauren Stevens

But, umm, again, those would only be detached units permitted. Mm-hmm.

2:17:20.560 --> 2:17:25.880

Analeshia Rodriguez

Yes, and that is the big, big issue, right?

2:17:25.890 --> 2:17:31.20

Analeshia Rodriguez

That they're detached and they can't maximize that way.

2:17:31.30 --> 2:17:32.480

Analeshia Rodriguez

OK. Umm.

2:17:35.330 --> 2:17:39.260

Analeshia Rodriguez

Alright, this is maybe a little UM, maybe for Joe or somebody in house.

2:17:40.580 --> 2:17:45.150

Analeshia Rodriguez

As far as this development goes, is this the only way this pencils out today?

2:17:45.160 --> 2:18:5.250

Analeshia Rodriguez

Like with today's market, because I think there's something that's also very valuable for folks to understand as far as like as we trying to develop today, it is expensive to do it and like developers are having a hard time figuring out how to, you know, build.

2:18:5.960 --> 2:18:7.520

Analeshia Rodriguez

So, Sir, go ahead.

2:18:7.920 --> 2:18:10.780

Analeshia Rodriguez

Excuse me, Danny over wiser with Imeg project manager.

2:18:12.50 --> 2:18:15.240

Analeshia Rodriguez

That that's a huge point of focus.

2:18:15.250 --> 2:18:25.960

Analeshia Rodriguez

While we spend three years to get to where we are today, you know I don't want to throw the

baby out with the bathwater and talk about what your job is, which versus everyone else's job.

2:18:26.610 --> 2:18:37.250

Analeshia Rodriguez

But staff and us worked hand in hand for three years to get to where we are today and their staff report has three years worth of experience and understanding behind it.

2:18:38.130 --> 2:18:49.230

Analeshia Rodriguez

So it I wanted to just make that point, I guess that you're taking the experts at the city and saying what they said doesn't really matter for your recommendation to City Council.

2:18:49.720 --> 2:18:52.170

Analeshia Rodriguez

Now money is a huge driving factor.

2:18:52.220 --> 2:19:16.80

Analeshia Rodriguez

One of the three main points that the cities new zoning reform, one of the three legs is obtainability, and if we were to go with like R8 and not do do attached wall townhomes which is cheaper to build than detached houses, we would be looking at 8 pretty large expensive single family houses.

2:19:17.790 --> 2:19:21.580

Analeshia Rodriguez

It's going to be over \$1,000,000 plus to install this infrastructure.

2:19:22.30 --> 2:19:23.400

Analeshia Rodriguez

Those are already expensive.

2:19:23.410 --> 2:19:26.610

Analeshia Rodriguez

Single family detached homes are only gonna be driven up even further.

2:19:26.910 --> 2:19:38.930

Analeshia Rodriguez

So while it's a city goal, one of their three main goals to bring affordability obtainability to our city and infill, we're going directly against that by reducing density.

2:19:38.940 --> 2:19:40.120

Analeshia Rodriguez

And we're not talking about high density.

2:19:40.130 --> 2:19:47.910

Analeshia Rodriguez

This is medium density, you know RT 5.4 is in the middle of the column, from least to most dense on the chart.

2:19:47.920 --> 2:19:51.430

Analeshia Rodriguez

Within the zoning code, we have the form based code out of Missoula.

2:19:51.480 --> 2:19:54.150

Analeshia Rodriguez

You guys were very involved in adopting that code.

2:19:54.160 --> 2:19:56.730

Analeshia Rodriguez

It allows 72 units per acre.

2:19:57.30 --> 2:20:6.850

Analeshia Rodriguez

We're only talking about 8 units per acre here, so you know money's one thing, but it's not the sole driving factor for us to bring in density.

2:20:7.140 --> 2:20:15.570

Analeshia Rodriguez

We look at the goals of the state and we try to meet him the best we can and hope that after three years of working with the expert that's at the city, we get to the point where we can get an approval.

2:20:15.900 --> 2:20:20.360

Analeshia Rodriguez

So it's very challenging to hear our recommendation for denial on our end.

2:20:21.820 --> 2:20:22.100

Analeshia Rodriguez

Yeah.

2:20:22.110 --> 2:20:22.670

Analeshia Rodriguez

Thank you.

2:20:22.740 --> 2:20:23.190

Analeshia Rodriguez

Great.

2:20:23.200 --> 2:20:24.870

Analeshia Rodriguez

Thank you for addressing my question.

2:20:26.980 --> 2:20:57.440

Analeshia Rodriguez

And you know, just quickly, I think speaking from my own self ohm, I understand and value the efforts and the three years that staff and you all have put into this and I really hope that you know like my no vote is not trying to cast you know like dispersion or disparity on your guys's efforts or your knowledge.

2:20:58.550 --> 2:21:12.850

Analeshia Rodriguez

That being said, I feel like my job here on the planning board is to take our criteria and make sure that we are meeting them on behalf of the public that we represent and.

2:21:15.170 --> 2:21:26.530

Analeshia Rodriguez

Sometimes that means pushing back on staff because I disagree that we're making that, umm, criteria.

2:21:26.900 --> 2:21:28.890

Analeshia Rodriguez

And that's a difference in opinion.

2:21:28.900 --> 2:21:39.530

Analeshia Rodriguez

And that's one of the things that we have to work out, but that's the way our body of politics works and the what I appreciate about this form and how it moves forward.

2:21:39.540 --> 2:21:45.100

Analeshia Rodriguez

So ideally we're all getting at the best of what we can for our city as a whole.

2:21:46.700 --> 2:21:51.560

Analeshia Rodriguez

Umm is there anybody else got anything?

2:21:54.300 --> 2:22:2.590

Analeshia Rodriguez

So I'm going to recap and try and see if I can put us where we're at and folks can let me know what you guys thinks board members.

2:22:3.40 --> 2:22:13.760

Analeshia Rodriguez

So I'm kind of feeling like at this point we've kind of said what we're going to say that we don't necessarily want to go back through each variance or to review the subdivision.

2:22:14.510 --> 2:22:19.240

Analeshia Rodriguez

Umm, it kind of seems like folks have got their cards on the table.

2:22:19.290 --> 2:22:22.800

Analeshia Rodriguez

Does that seem clear for everybody?

2:22:22.810 --> 2:22:23.790

Analeshia Rodriguez

Rick, go ahead.

2:22:26.930 --> 2:22:30.700

Rick Hall

Well, I just wanted to add something and you know it was a close vote.

2:22:30.710 --> 2:22:32.640

Rick Hall

The city may go either way on it.

2:22:33.290 --> 2:22:33.880

Rick Hall

Who knows?

2:22:34.760 --> 2:22:35.550

Rick Hall

Umm.

2:22:36.300 --> 2:22:51.280

Rick Hall

Personally, I would lean towards approving the variances and the reason because they kind of go hand in hand, but that's not the that's not the majority opinion and that's how we work.

2:22:51.290 --> 2:22:53.480

Rick Hall

So that's the only comment I wanted to make.

2:22:56.30 --> 2:22:56.330

Analeshia Rodriguez

Great.

2:22:56.340 --> 2:22:57.220

Analeshia Rodriguez

Thank you, Rick.

2:22:57.550 --> 2:22:59.570

Analeshia Rodriguez

Peter, go ahead I.

2:23:3.540 --> 2:23:5.930

Analeshia Rodriguez

I find that I followed that.

2:23:5.940 --> 2:23:11.400

Analeshia Rodriguez

I resonated with Josh's comments on both pro and against this.

2:23:14.200 --> 2:23:22.960

Analeshia Rodriguez

Though I did I do vote, I do think that the level of density on this is not outrageous.

2:23:24.240 --> 2:23:24.870

Analeshia Rodriguez

I grew up.

2:23:24.880 --> 2:23:26.770

Analeshia Rodriguez

I agree I understand what the developers saying.

2:23:26.780 --> 2:23:27.650

Analeshia Rodriguez

I can hear that.

2:23:27.840 --> 2:23:29.740

Analeshia Rodriguez

I I I hear what he's saying with that.

2:23:31.360 --> 2:23:33.150

Analeshia Rodriguez

Umm, I'm concerned about the.

2:23:35.370 --> 2:23:53.40

Analeshia Rodriguez

The flooding I'm concerned with the traffic issues that are been brought up and I guess if the City Council's list trying to hear what I'm saying specifically, I think it's it's what Rick just said, it's they can decide.

2:23:53.270 --> 2:23:54.270

Analeshia Rodriguez

You know, we've gone.

2:23:54.320 --> 2:24:25.70

Analeshia Rodriguez

We voted very closely against and for this piece, and they can decide what is relevant and what we feel and what we find about this particular issue, but I do support I I do support this motion and I would support the variances and the the the final piece is well, the subdivision preliminary pet plat application as well or that's my two cents.

2:24:27.210 --> 2:24:27.590

Analeshia Rodriguez

Great.

2:24:27.600 --> 2:24:28.110

Analeshia Rodriguez

Thank you.

2:24:30.850 --> 2:24:31.90

Analeshia Rodriguez

Peter.

2:24:32.970 --> 2:24:37.790

Analeshia Rodriguez

Josh, go ahead and then Dave the gram.

2:24:37.400 --> 2:24:40.830

Joshua

I guess it's phones are getting into hypotheticals on votes.

2:24:43.650 --> 2:24:44.380

Joshua

I would.

2:24:45.30 --> 2:24:47.190

Joshua

I would lean towards approving all the variances.

2:24:48.990 --> 2:24:57.470

Joshua

Except for the one I think it was variance 5 that allows double frontage on through lots for those first four specific lots.

2:24:57.480 --> 2:25:15.330

Joshua

I mean, this project includes several requests for variances right for deviation from standard regulations, and it's everything from parking lanes, sidewalks, boulevards, bike lanes exceeding the maximum block lane and allowing frontage through lots for specific lots of that's a lot right.

2:25:16.390 --> 2:25:24.130

Joshua

In order to achieve the maximum permissible density on this site, what about 15 units?

2:25:24.140 --> 2:25:31.420

Joshua

What about 16 units it I don't think personally that it's out of character for the neighborhood.

2:25:31.430 --> 2:25:47.710

Joshua

If you look just to the East, I don't know 1500 feet on Skyla court you've got I think a project or you know a neighborhood that is similar in density to the proposal that we have, the one on.

2:25:48.280 --> 2:25:53.660

Joshua

I'm gonna pronounce it incorrectly, but Lulin Lulin Lane is not that far off either.

2:25:53.670 --> 2:25:58.900

Joshua

But those are individual detached homes, not shared wall homes like on Skylake core, so.

2:26:1.100 --> 2:26:6.550

Joshua

You know, we get back to equity, we talk in Missoula about the need for more affordable homes and higher density.

2:26:6.860 --> 2:26:13.330

Joshua

And every time we see a project like this, you know, it just feels like the community doesn't want it in their backyard.

2:26:13.340 --> 2:26:14.810

Joshua

Somebody else can take the density.

2:26:14.820 --> 2:26:19.920

Joshua

Well, do we want all the high density projects in one location in one spot?

2:26:19.960 --> 2:26:21.320

Joshua

OK, that's where everybody lives.

2:26:21.330 --> 2:26:22.670

Joshua

Who's in a high density housing?

2:26:22.680 --> 2:26:24.160

Joshua

Well, that doesn't seem very fair either.

2:26:25.210 --> 2:26:27.540

Joshua

So I don't know.

2:26:27.550 --> 2:26:28.330

Joshua

I guess just a little.

2:26:31.150 --> 2:26:39.240

Joshua

You know my opinion on on our need to have diversity of housing types across neighborhoods.

2:26:42.810 --> 2:26:43.100

Analeshia Rodriguez

Great.

2:26:43.110 --> 2:26:44.80

Analeshia Rodriguez

Thank you, Josh.

2:26:44.180 --> 2:26:45.300

Analeshia Rodriguez

Dave the Grand Prix please.

2:26:47.780 --> 2:26:48.110

Dave DeGrandpre

Thanks.

2:26:48.120 --> 2:26:52.660

Dave DeGrandpre

And this is a housekeeping issue more than anything else.

2:26:52.670 --> 2:26:59.80

Dave DeGrandpre

But you know, I'm looking at Montana Law right now and 76-3-605.

2:26:59.90 --> 2:27:4.820

Dave DeGrandpre

And in (4 and it says that the the OR.

2:27:5.490 --> 2:27:13.640

Dave DeGrandpre

Shall is acting in an advisory capacity and shall and shall recommend to the governing body the approval, conditional approval or denial of the proposed subdivision.

2:27:13.950 --> 2:27:22.280

Dave DeGrandpre

And so I guess where I'm going is I'm gonna ask that you put the motion to approve the subdivision on the floor and take a vote.

2:27:22.370 --> 2:27:25.980

Dave DeGrandpre

Now I know this it feels moot because the subdivision can't.

2:27:26.150 --> 2:27:29.850

Dave DeGrandpre

You know you you can't approve it or recommended approval in compliance with the zoning.

2:27:29.860 --> 2:27:33.360

Dave DeGrandpre

I'm just trying to make sure that our eyes are dotted and T's are across procedurally.

2:27:33.370 --> 2:27:39.60

Dave DeGrandpre

I hope that does it come across 2 legalistic, but it's it's kind of important from my perspective.

2:27:40.670 --> 2:27:42.80

Analeshia Rodriguez

No, that's that's great.

2:27:42.590 --> 2:27:44.60

Analeshia Rodriguez

Good job there, Dave.

2:27:44.70 --> 2:27:45.740

Analeshia Rodriguez

That that seems very applicable.

2:27:46.650 --> 2:27:48.80

Analeshia Rodriguez

Troy, I see your hand up.

2:27:49.770 --> 2:27:50.140

Troy Monroe

Yeah.

2:27:48.90 --> 2:27:50.210

Analeshia Rodriguez

Go ahead streaming URL.

2:27:50.150 --> 2:27:50.560

Troy Monroe

Thank you.

2:27:50.570 --> 2:27:52.680

Troy Monroe

Troy Monroe, City Engineer Development review.

2:27:53.230 --> 2:27:53.640

Troy Monroe

I just.

2:27:53.650 --> 2:27:55.600

Troy Monroe

I looked back through those variances.

2:27:55.610 --> 2:28:8.120

Troy Monroe

Most of them seem to be infrastructure related, surface infrastructure related and so I'm trying to rack my brain as to which, if any of those would go away with any subdivision and I can't see any that would.

2:28:8.290 --> 2:28:14.240

Troy Monroe

Whether you went down to 10 units, if you went down to 5 units, all of those variances are gonna remain the same.

2:28:15.130 --> 2:28:17.670

Troy Monroe

You know the block length has to be that length.

2:28:17.680 --> 2:28:23.160

Troy Monroe

We've already shifted the right of way as much as we can, tying into Riverstone Drive, right?

2:28:23.170 --> 2:28:27.420

Troy Monroe

We can't magically shift it another 20 feet S that drive lanes.

2:28:27.430 --> 2:28:28.80

Troy Monroe

Just don't do that.

2:28:29.380 --> 2:28:41.210

Troy Monroe

Our requirement is that a subdivision provide 1/2 St and when there's not a neighbor that builds out the rest of that half street, then we have them do an additional travel lane.

2:28:41.520 --> 2:28:49.930

Troy Monroe

That's what we see in this situation and for River Rd you'll we spent a decade and 1/2 already building out to a plan 60 foot right of way.

2:28:50.120 --> 2:29:0.810

Troy Monroe

We're not going to magically grab 80 feet from 1 parcel and not the rest, so I any any subdivision that comes forward regardless of rezoning is gonna have the same variances.

2:29:4.580 --> 2:29:4.990

Analeshia Rodriguez

Great.

2:29:5.0 --> 2:29:5.330

Analeshia Rodriguez

Thank you.

2:29:4.750 --> 2:29:10.640

Joshua

Even the variance that allows for double frontage or through lots on those specific lots 14 through 18.

2:29:12.170 --> 2:29:14.990

Troy Monroe

I think maybe Lauren can go through that.

2:29:15.230 --> 2:29:18.660

Troy Monroe

It is just saying that that lot has frontage on 2 streets.

2:29:18.670 --> 2:29:31.650

Troy Monroe

It's not saying that we would ever allow a driveway to connect from one St to the other, and they're putting a no axis strip so that we're not going to have garages that would face river place.

2:29:32.170 --> 2:29:43.300

Troy Monroe

That's a very I think is just because of what that existing Rd how it was laid out at the property line doesn't have anything to do with what it happens on this parcels.

2:29:46.980 --> 2:29:47.280

Lauren Stevens

Uh.

2:29:47.290 --> 2:29:47.530

Lauren Stevens

Yeah.

2:29:47.540 --> 2:30:19.330

Lauren Stevens

And just I go through it in the staff report, but yeah, essentially the condition of having the road here really limits where any internal subdivision Rd could go that would result in buildable lots that wouldn't then be too close to another St coming on to River Rd just for safety standards, there was a different design in the original iteration of this project that had, you know, the road bending and actually connecting to riverplace.

2:30:19.340 --> 2:30:22.170

Lauren Stevens

But then you again would have double frontage.

2:30:22.180 --> 2:30:27.770

Lauren Stevens

Lots you know, with River Road and then that new kind of extension through there.

2:30:27.780 --> 2:30:29.100

Lauren Stevens

So there it's.

2:30:29.600 --> 2:30:33.590

Lauren Stevens

I haven't seen a layout that would not have through parcels here.

2:30:39.210 --> 2:30:39.380

Analeshia Rodriguez

OK.

2:30:39.410 --> 2:30:45.840

Analeshia Rodriguez

Thank you for those clarifications, Troy and Lauren, Planning Board members.

2:30:46.590 --> 2:30:47.600

Analeshia Rodriguez

Anything else?

2:30:50.100 --> 2:30:50.530

Analeshia Rodriguez

You know what?

2:30:50.540 --> 2:31:0.150

Analeshia Rodriguez

Let's get the the motion on the floor for the subdivision, and then I have a couple of things.

2:31:9.400 --> 2:31:22.420

Analeshia Rodriguez

OK, so if one of you lovely folks could take a stab at the the last motion there on our agenda for the subdivision preliminary plat application.

2:31:23.300 --> 2:31:24.440

Rick Hall

I'd be happy to read it.

2:31:24.960 --> 2:31:27.210

Analeshia Rodriguez

Ohh Rick, Rick's gone it.

2:31:29.880 --> 2:31:39.430

Rick Hall

I make a motion that we recommend the City Council approve the strong Riverstone subdivision preliminary plat application subject to the recommended conditions of approval.

2:31:39.710 --> 2:31:43.540

Rick Hall

Based on the findings of fact and conclusions of law in the staff report.

2:31:49.920 --> 2:31:51.250

Analeshia Rodriguez

Motion made by Rick.

2:31:51.260 --> 2:31:51.870

Analeshia Rodriguez

Do we have a second?

2:31:54.860 --> 2:31:57.120

Analeshia Rodriguez

I'll second it, seconded by Peter.

2:32:4.860 --> 2:32:6.70

Analeshia Rodriguez

OK.

2:32:6.120 --> 2:32:13.560

Analeshia Rodriguez

Any discussion necessary our folks clear on what we're doing.

2:32:17.430 --> 2:32:18.220

Analeshia Rodriguez

OK.

2:32:18.390 --> 2:32:18.790

Analeshia Rodriguez

Yeah.

2:32:18.800 --> 2:32:28.820

Analeshia Rodriguez

Just in terms of discussion, I feel like this has been a really challenging and I think also an enlightening conversation.

2:32:30.180 --> 2:32:34.100

Analeshia Rodriguez

Umm, this kind of when it comes down to.

2:32:36.820 --> 2:32:44.840

Analeshia Rodriguez

The role of the planning Board and the situation at hand and how we need to, umm, what our role is.

2:32:44.850 --> 2:32:54.710

Analeshia Rodriguez

Essentially, umm, it's like we're making recommendations to see console I'm repeating myself from before and and I'm still feeling like I'm sitting in.

2:32:57.400 --> 2:33:6.20

Analeshia Rodriguez

Kind of a challenging position, so I find it interesting that this is up for or being proposed to go up for another vote.

2:33:8.460 --> 2:33:10.450

Analeshia Rodriguez

So I'm not opposed to that so.

2:33:13.440 --> 2:33:13.870

Analeshia Rodriguez

OK.

2:33:13.880 --> 2:33:16.730

Analeshia Rodriguez

Is it clear where we're voting on a separate line item?

2:33:15.370 --> 2:33:24.690

Rick Hall

Well, you know the the motions on the, on the plat apples, preliminary plat application, the first one was on the ordinance to rezone.

2:33:27.210 --> 2:33:28.570

Analeshia Rodriguez

Zach, clarify it for you, dear.

2:33:29.560 --> 2:33:34.400

Analeshia Rodriguez

OK, umm, any any discussion from?

2:33:37.360 --> 2:33:48.880

Analeshia Rodriguez

Alright, not seeing anything at the moment here, so I realized one of the questions we have not addressed throughout all of our our discussion was snow removal.

2:33:50.950 --> 2:34:1.660

Analeshia Rodriguez

And it may be a little out of bounds, but we do do our best to try and address as many of the questions that the public has snow removal on these sites, streets.

2:34:1.670 --> 2:34:4.920

Analeshia Rodriguez

Does anybody have anything regarding that?

2:34:4.930 --> 2:34:6.50

Analeshia Rodriguez

I don't know what it would be.

2:34:7.170 --> 2:34:9.950

Analeshia Rodriguez

Umm I I mean.

2:34:10.260 --> 2:34:11.330

Analeshia Rodriguez

Ohh no, I won't say that.

2:34:11.340 --> 2:34:13.490

Analeshia Rodriguez

That's not appropriate here. Umm.

2:34:16.470 --> 2:34:17.100

Analeshia Rodriguez

Staff.

2:34:17.110 --> 2:34:18.810

Analeshia Rodriguez

Any thoughts about snow removal?

2:34:22.540 --> 2:34:23.360

Lauren Stevens

Troy yeah.

2:34:22.930 --> 2:34:23.600

Analeshia Rodriguez

Troy, please.

2:34:25.460 --> 2:34:26.790

Troy Monroe

Thank you very Monroe.

2:34:27.400 --> 2:34:28.730

Troy Monroe

Yeah, it would be.

2:34:29.460 --> 2:34:45.420

Troy Monroe

Well, First off, this is a a low volume residential, so it would not be on any priority list by the city to plow as as most of you know most residential streets do not get plowed if plowing does occur, it would be plowed into the Blvd.

2:34:45.910 --> 2:34:46.290

Troy Monroe

Umm.

2:34:46.590 --> 2:34:55.240

Troy Monroe

And so and and in the parking lanes, that's just the standard where the the only plowing that can occur is down the drive lanes.

2:34:55.530 --> 2:34:59.600

Troy Monroe

So that's if we have boulevards, that's where it goes.

2:34:59.610 --> 2:35:13.230

Troy Monroe

If we don't have boulevards and we have a wider sidewalk at the curbside, which allows snow to be piled up in like the first three feet and still gives a walking distance, but that's typical for any residential streets.

2:35:15.720 --> 2:35:16.320

Analeshia Rodriguez

Great.

2:35:16.330 --> 2:35:17.170

Analeshia Rodriguez

Thank you very much.

2:35:17.180 --> 2:35:18.340

Analeshia Rodriguez

Appreciate you addressing that.

2:35:25.980 --> 2:35:30.100

Analeshia Rodriguez

OK, Board members, any discussion needed.

2:35:34.160 --> 2:35:34.640

Analeshia Rodriguez

Questions.

2:35:37.320 --> 2:35:38.570

Rick Hall

Can I say something again?

2:35:37.270 --> 2:35:39.900

Analeshia Rodriguez

Alright, go ahead Greg.

2:35:38.580 --> 2:36:2.380

Rick Hall

I guess, Rick, I guess the confusing thing is I made a motion to approve and I'm not saying we should approve what we're deciding on is if your position was to deny the rezone, then it would probably be to deny the preliminary plat as well, but not necessarily I guess.

2:36:2.440 --> 2:36:6.740

Rick Hall

So they're just asking for our our recommendation on the plat.

2:36:7.640 --> 2:36:8.960

Rick Hall

So it is a little confusing.

2:36:10.920 --> 2:36:11.590

Analeshia Rodriguez

Yes, it's.

2:36:11.600 --> 2:36:19.950

Analeshia Rodriguez

I would say it's definitely confusing and this might be one of the more challenging umm things has been in front of the board in a while.

2:36:21.120 --> 2:36:21.850

Analeshia Rodriguez

Umm.

2:36:24.670 --> 2:36:28.180

Analeshia Rodriguez

Uh, I'm not sure how to clarify that.

2:36:28.350 --> 2:36:28.820

Analeshia Rodriguez

I kind of was.

2:36:28.830 --> 2:36:31.200

Analeshia Rodriguez

Shane was here tonight. Umm.

2:36:33.110 --> 2:36:35.280

Analeshia Rodriguez

Dave, you got some thoughts I'd like for us.

2:36:35.290 --> 2:36:36.670

Analeshia Rodriguez

I'd like for us to call for the vote.

2:36:38.580 --> 2:36:39.650

Analeshia Rodriguez

OK, alright.

2:36:39.820 --> 2:36:41.450

Analeshia Rodriguez

We will call for the vote.

2:36:41.460 --> 2:36:42.380

Analeshia Rodriguez

Can we do a roll call?

2:36:42.390 --> 2:36:42.580

Analeshia Rodriguez

Vote.

2:36:42.590 --> 2:36:45.910

Analeshia Rodriguez

Please roll call vote Lynn Davis.

2:36:49.110 --> 2:36:52.190

Analeshia Rodriguez

Nay, Derek kanwisher.

2:36:55.780 --> 2:36:55.900

Analeshia Rodriguez

Yes.

2:36:59.170 --> 2:36:59.960

Analeshia Rodriguez

Josh Raider.

2:37:2.990 --> 2:37:3.200

Joshua

No.

2:37:5.950 --> 2:37:7.430

Analeshia Rodriguez

Dave Loomis no.

2:37:9.150 --> 2:37:10.710

Analeshia Rodriguez

Peter Benson? Yes.

2:37:13.90 --> 2:37:13.550

Analeshia Rodriguez

Recall.

2:37:14.770 --> 2:37:14.990

Rick Hall

Yes.

2:37:18.340 --> 2:37:18.840

Analeshia Rodriguez

Sean McCoy.

2:37:20.930 --> 2:37:26.100

Analeshia Rodriguez

No, and the motion fails with four nose and three yeses.

2:37:30.370 --> 2:37:31.60

Analeshia Rodriguez

OK.

2:37:32.220 --> 2:37:34.60

Analeshia Rodriguez

That wraps that up.

2:37:35.650 --> 2:37:44.130

Analeshia Rodriguez

OK, so that brings us to the end of this hearing portion of tonight and our.

2:37:45.180 --> 2:37:48.280

Analeshia Rodriguez

Yeah, 2 hours stretch and our recommendation.

2:37:50.510 --> 2:37:55.730

Analeshia Rodriguez

For the ohh sorry my notes are a little off strong Riverstone.

2:37:57.480 --> 2:37:59.700

Analeshia Rodriguez

Subdivision and rezone.

2:37:59.890 --> 2:38:11.580

Analeshia Rodriguez

Umm, so just my typical UM things for public and folks as these things move forward, keep showing up.

2:38:12.330 --> 2:38:15.470

Analeshia Rodriguez

It's very important that you continue to make your voice heard.

2:38:16.710 --> 2:38:19.100

Analeshia Rodriguez

We are definitely not where the buck stops.

2:38:19.290 --> 2:38:22.910

Analeshia Rodriguez

You're going to have a a tougher audience coming up next.

2:38:24.170 --> 2:38:27.100

Analeshia Rodriguez

Contact your local council members if you haven't.

2:38:27.200 --> 2:38:37.500

Analeshia Rodriguez

If you're not getting a hold of them, keep after them, and if you can't get ahold of them, get ahold of another one that has been, you know, my best recommendations that I can make to folks.

2:38:38.60 --> 2:38:47.360

Analeshia Rodriguez

And then the last thing I'll just throw out for you guys is mind your time when you get in front of City Council, because the mayor will be much stricter about you meeting the three minutes.

2:38:47.430 --> 2:38:48.980

Analeshia Rodriguez

I have a lot more leeway.

2:38:49.70 --> 2:38:56.400

Analeshia Rodriguez

They have a much busier schedule than we do and with that, that is everything for that hearing.

2:38:56.470 --> 2:38:58.440

Analeshia Rodriguez

Thank you for all showing up.

2:38:58.960 --> 2:38:59.280

Joe M. Dehnert

Thank you.

2:38:58.670 --> 2:39:0.650

Analeshia Rodriguez

We appreciate you being here and your time.

2:38:59.290 --> 2:39:2.560

Joe M. Dehnert

Board members, you'll have a wonderful evening.

2:39:2.570 --> 2:39:2.830

Joe M. Dehnert

Thank you.

2:39:10.880 --> 2:39:11.670

Analeshia Rodriguez

Hear from there?

2:39:12.600 --> 2:39:13.830

Analeshia Rodriguez

Yes, I think so.

2:39:13.840 --> 2:39:15.930

Analeshia Rodriguez

Karen, do you guys still wanna?

2:39:16.100 --> 2:39:16.940

Analeshia Rodriguez

She looks tired.

2:39:16.950 --> 2:39:18.130

Analeshia Rodriguez

We don't have to, Karen.

2:39:18.660 --> 2:39:20.200

Analeshia Rodriguez

You and Dave, could we could call it.

2:39:22.610 --> 2:39:32.810

Analeshia Rodriguez

I have need so I think Karen and Dave were gonna try and address some of our questions from previous planning board meetings.

2:39:34.150 --> 2:39:34.750

Analeshia Rodriguez

You up for it?

2:39:35.900 --> 2:39:36.410

Analeshia Rodriguez

We're good.

2:39:36.820 --> 2:39:37.670

Analeshia Rodriguez

You can survive.

2:39:37.800 --> 2:39:43.580

Analeshia Rodriguez

OK, I have a couple things I'm before we get to your questions.

2:39:43.730 --> 2:39:47.380

Analeshia Rodriguez

One is I just wanted to kind of give you an update on your upcoming schedule.

2:39:47.390 --> 2:39:48.270

Analeshia Rodriguez

It's getting pretty packed.

2:39:50.30 --> 2:39:52.930

Analeshia Rodriguez

You have UH-2 hearings.

2:39:55.200 --> 2:40:3.90

Analeshia Rodriguez

234 for the next for meetings Umm both City and County.

2:40:4.60 --> 2:40:10.570

Analeshia Rodriguez

June 4th you have a this will be new one for you, a variance from the shoreline regulations.

2:40:10.640 --> 2:40:30.460

Analeshia Rodriguez

Planning board gets to hear that that's new and you'll have a city subdivision, and then you'll have a special presentation on the five year review of the landing element for the county growth policy on June 18th, you'll have a expansion of an art jellystone RV park.

2:40:30.470 --> 2:40:32.80

Analeshia Rodriguez

It's called Granite Peak RV Park.

2:40:33.50 --> 2:40:39.10

Analeshia Rodriguez

That's a county subdivision and then a city rezoning on July 2nd.

2:40:39.80 --> 2:40:48.470

Analeshia Rodriguez

And I want to double check July 2nd is in the week with July 4th and we're gonna probably do an early poll to make sure that we have a quorum because you have two hearings right now.

2:40:48.740 --> 2:40:57.930

Analeshia Rodriguez

One is a deannexation that to do a growth policy amendment and a zoning map

amendment to accommodate a property that's going out of the city and back into the county.

2:40:58.820 --> 2:41:5.980

Analeshia Rodriguez

Umm, it's called Deer Creek, Deer Creek tracks and then there will be a Grass Valley Industrial subdivision which is a county hearing.

2:41:5.990 --> 2:41:18.480

Analeshia Rodriguez

So both those are county, but I want to make sure that we have a quorum and then July 16th you will have your you thought this one was tough, you will have one of your more gnarly nights.

2:41:18.490 --> 2:41:28.140

Analeshia Rodriguez

I would imagine you'll have Grass Valley Gardens, PUD subdivision, big subdivision out at the Y and then aspire rezoning subdivision.

2:41:28.150 --> 2:41:31.150

Analeshia Rodriguez

And that's in East Missoula, lot of chatter on both of those.

2:41:33.780 --> 2:41:36.320

Analeshia Rodriguez

So that's your upcoming calendar.

2:41:36.380 --> 2:41:37.950

Analeshia Rodriguez

There's a lot going on.

2:41:38.630 --> 2:41:45.60

Analeshia Rodriguez

I'm just can I get a quick show of hands if people think that they are available for the July 2nd meeting?

2:41:51.180 --> 2:41:53.530

Analeshia Rodriguez

I don't know 234.

2:41:53.600 --> 2:41:54.590

Analeshia Rodriguez

I got four.

2:41:55.240 --> 2:41:57.530

Analeshia Rodriguez

OK, we're going to have.

2:41:57.580 --> 2:42:0.520

Analeshia Rodriguez

UM, yeah, I got Rick and Josh and.

2:42:2.290 --> 2:42:5.300

Analeshia Rodriguez

Dave and John is I got I can send you an email.

2:42:5.310 --> 2:42:13.330

Analeshia Rodriguez

I I don't have my full have, I'll have analicia do a a poll as soon as possible, so it's gonna be out of order from your usual emails.

2:42:13.340 --> 2:42:22.390

Analeshia Rodriguez

But please seriously, let us know if you're going to be there so that we're not noticing and and doing that sort of stuff for a meeting that might not be able to happen.

2:42:23.540 --> 2:42:28.490

Analeshia Rodriguez

UM and one of those is a subdivision, so it's on the legislative timeline.

2:42:28.500 --> 2:42:32.310

Analeshia Rodriguez

So we have to meet our timeline, so we'll we may have to figure out a different plan.

2:42:32.320 --> 2:42:36.70

Analeshia Rodriguez

If you can't be there for the 2nd, we might ask something else of you.

2:42:36.440 --> 2:42:36.800

Analeshia Rodriguez

Yeah.

2:42:37.790 --> 2:42:47.10

Analeshia Rodriguez

And then you'd you had said you were interested in a A in a the planning board training with Karen Alley from the Montana Association of Counties.

2:42:47.710 --> 2:42:50.40

Analeshia Rodriguez

You we have a fifth Tuesday in July.

2:42:50.50 --> 2:42:53.860

Analeshia Rodriguez

I know you will have had a very busy couple of months with planning board.

2:42:53.870 --> 2:42:59.280

Analeshia Rodriguez

Why one option is to do it July 30th or we can keep waiting until your schedule lightens up.

2:42:59.430 --> 2:43:0.420

Analeshia Rodriguez

You wouldn't have to prepare.

2:43:7.440 --> 2:43:7.760

Dave DeGrandpre

Luck.

2:43:0.430 --> 2:43:18.390

Analeshia Rodriguez

Just come with your curiosity and be willing to listen and engage and little more thoughtful back and forth and not have to do a hearing, but it will take some time and it would be an investment, so I don't know, I can just have Analicia poll that if you're willing to hold a special meeting for just that purpose or not.

2:43:18.480 --> 2:43:18.750

Analeshia Rodriguez

Yeah.

2:43:18.760 --> 2:43:20.190

Analeshia Rodriguez

Can we combine those polls?

2:43:20.250 --> 2:43:23.870

Analeshia Rodriguez

Put the July 2nd and this question together.

2:43:23.880 --> 2:43:24.170

Analeshia Rodriguez

Poll.

2:43:24.320 --> 2:43:24.760

Analeshia Rodriguez

Yep.

2:43:26.430 --> 2:43:27.50

Analeshia Rodriguez

OK.

2:43:27.970 --> 2:43:29.400

Analeshia Rodriguez

And if you're not?

2:43:29.410 --> 2:43:31.440

Analeshia Rodriguez

If yeah, then it might have to be a follow up.

2:43:31.450 --> 2:43:38.800

Analeshia Rodriguez

If you're not available for July 2nd, we may have to figure out what the alternative is cause of the subdivision being on timeline.

2:43:40.610 --> 2:43:53.990

Analeshia Rodriguez

Alright, so then the other things that you had, you had questions about, you wanted some information about the cities expedited subdivision process and that one I think was Dave was going to address that.

2:43:55.280 --> 2:43:56.90

Dave DeGrandpre

Sure, I can address.

2:43:56.160 --> 2:43:57.670

Dave DeGrandpre

Thank you, Karen.

2:43:57.830 --> 2:43:59.310

Dave DeGrandpre

And Labour members again.

2:43:59.320 --> 2:44:8.340

Dave DeGrandpre

Dave Degrant phrase City, Missoula, we've only had one expedited subdivision review, and that was last August.

2:44:8.650 --> 2:44:21.980

Dave DeGrandpre

It was for, I think it was 52 lots on 162 or so units and it met the qualifications for expedited review because it's it's proposed to be.

2:44:21.990 --> 2:44:23.480

Dave DeGrandpre

So it's within the city already.

2:44:23.490 --> 2:44:30.350

Dave DeGrandpre

It's proposed to be on city water and sewer and plans were made to extend city water and sewer and subject to a growth policy.

2:44:31.30 --> 2:44:44.440

Dave DeGrandpre

This morning, the legislature has they first adopted the expedited review process that that applies to subdivisions of any size, and it was within that that met those qualifications.

2:44:44.990 --> 2:44:54.800

Dave DeGrandpre

First, in the 2021 session and at that point no variances were allowed to be requested, but they amended that in the 2023 session.

2:44:55.150 --> 2:45:0.480

Dave DeGrandpre

So now variants, or actually the law specifically states a variance made to be requested.

2:45:1.370 --> 2:45:12.870

Dave DeGrandpre

So in any event, what they're doing is moving in communities, particularly cities, but it can also happen in the county on on city water and sewer or not. City.

2:45:12.880 --> 2:45:23.710

Dave DeGrandpre

Sorry, public water and sewer districts where the developers connecting and there is zoning and effect that deals with land use, density, etcetera.

2:45:23.760 --> 2:45:36.750

Dave DeGrandpre

So basically we're you've planned for growth there really kind of taking planning boards out of this site specific development review kind of edging the trends is certainly that we're moving in that direction.

2:45:37.30 --> 2:45:56.330

Dave DeGrandpre

I think the emphasis is moving more toward the initial planning, so looking at the, you know, the types of development that should be located, but basically it's a more intensive growth policy development or a comprehensive plan development, less intensive development review, that's that.

2:45:56.340 --> 2:46:10.550

Dave DeGrandpre

The trend seems to be that that's happening more at the staff level, but thus far we've only seen one of those in the city and I think the reason is we've seen a lot with a lot of these subdivision and development applications, subdivisions in particular.

2:46:10.620 --> 2:46:20.0

Dave DeGrandpre

Where the developers are also requesting rezonings and so if a rezoning is requested, the project will not qualify for expedited review.

2:46:20.530 --> 2:46:27.460

Dave DeGrandpre

And so I think we're seeing not very many of those because developers are seeking to increase the density on these projects.

2:46:27.470 --> 2:46:30.770

Dave DeGrandpre

But I do definitely anticipate we're going to see more in the future.

2:46:33.590 --> 2:46:34.480

Analeshia Rodriguez

OK, great.

2:46:34.490 --> 2:46:34.980

Analeshia Rodriguez

Thanks, Dave.

2:46:38.910 --> 2:46:48.990

Analeshia Rodriguez

Alright, the county also has an well, cities and counties also have expedited minors now, and we haven't had any go through.

2:46:49.0 --> 2:46:54.460

Analeshia Rodriguez

You just approve that process as part of the last round of updates in the county subdivision.

2:46:54.470 --> 2:46:55.110

Analeshia Rodriguez

Regulations.

2:46:55.120 --> 2:46:56.500

Analeshia Rodriguez

We haven't had any go through that.

2:46:56.510 --> 2:47:3.320

Analeshia Rodriguez

We understand that Habitat for Humanity may do the first one, which is kind of cool because it actually be used for housing.

2:47:6.310 --> 2:47:9.940

Analeshia Rodriguez

You had asked Dave about the floodplain status of the floodplain mapping process.

2:47:9.950 --> 2:47:18.660

Analeshia Rodriguez

Did you get enough information like the maps are pretty certain, but they're on the usual of a very long gated timeline that we follow with FEMA and DNRC.

2:47:19.90 --> 2:47:23.570

Analeshia Rodriguez

I think like it might be a year from now that we're out doing meetings again, so.

2:47:26.220 --> 2:47:26.870

Analeshia Rodriguez

Yeah.

2:47:27.680 --> 2:47:28.990

Analeshia Rodriguez

So that's what that's about.

2:47:29.10 --> 2:47:29.180

Dave DeGrandpre

Right.

2:47:29.0 --> 2:47:43.380

Analeshia Rodriguez

But as as that rolls out again, if you're interested if the board's interested in having a a review from the floodplain team between the city and the county, we can have them come and do an informational presentation or make sure that you get invitations to the workshops.

2:47:46.500 --> 2:47:50.630

Analeshia Rodriguez

And then what was the other items?

2:47:50.640 --> 2:47:55.850

Analeshia Rodriguez

Ohh Future Planning Board is the city prepares to implement Senate Bill 382.

2:47:55.860 --> 2:48:17.810

Analeshia Rodriguez

Speaking of bills that change the role of the planning board and and the way that I think about it, is that what they're asking communities to do as you especially more sophisticated communities, this put your emphasis in getting good planning and good zoning, and then subdivision review is more like a permit, a glorified permit.

2:48:17.820 --> 2:48:24.560

Analeshia Rodriguez

You're making sure you're making sure that things that most tourists most states do as a check the box.

2:48:24.790 --> 2:48:26.920

Analeshia Rodriguez

Did you meet the development standards?

2:48:26.930 --> 2:48:32.930

Analeshia Rodriguez

Did you put in the infrastructure properly that that is more ministerial and less this?

2:48:33.740 --> 2:48:45.450

Analeshia Rodriguez

Umm, quasi judicial arrangement where it's very hearing oriented, that it's a did they meet the requirements or not and if they didn't then that then that might trigger more process.

2:48:45.520 --> 2:49:0.30

Analeshia Rodriguez

So that's the basic concept and 382 is the flagship build, the Montana Landies Planning Act that is intended to change the way the app pens for the city across the jurisdiction.

2:49:0.400 --> 2:49:9.530

Analeshia Rodriguez

It requires the city to go through the planning and the zoning work before it will change the role of the planning board.

2:49:9.540 --> 2:49:10.960

Analeshia Rodriguez

So the planning board is still here.

2:49:10.970 --> 2:49:18.60

Analeshia Rodriguez

You're still doing everything that you need to do, and the city is figuring out what they're going to do in transition.

2:49:18.170 --> 2:49:21.340

Analeshia Rodriguez

Eventually there won't be a planning board anymore.

2:49:21.350 --> 2:49:26.880

Analeshia Rodriguez

They'll have what's called a zoning Commission or a Planning Commission, and it'll have a different role.

2:49:26.890 --> 2:49:39.180

Analeshia Rodriguez

It'll still provide input on the legislative pieces like growth policy, or would call them comprehensive plans and then zoning actions.

2:49:40.50 --> 2:49:43.640

Analeshia Rodriguez

But in the subdivision process that becomes more of a permit style process.

2:49:43.650 --> 2:49:53.610

Analeshia Rodriguez

That's done more in-house staff review, with some exceptions, when maybe the impacts weren't considered in the planning and zoning, then they might trigger that higher level of review.

2:49:55.420 --> 2:50:4.430

Analeshia Rodriguez

And then the planning board or Planning Commission, in addition to that legislative work would also serve as the appeals body to decisions that get made.

2:50:4.500 --> 2:50:11.390

Analeshia Rodriguez

So that's, but that won't happen until they get all of their work done and get it all adopted.

2:50:11.400 --> 2:50:20.970

Analeshia Rodriguez

And and I don't know if you've been paying attention, then our Missoula project has their uh code diagnostic that just came out.

2:50:20.980 --> 2:50:23.130

Analeshia Rodriguez

So you might go look for that if you haven't seen it yet.

2:50:24.790 --> 2:50:30.640

Analeshia Rodriguez

They you know, there's still another year or more out from having their plan.

2:50:31.50 --> 2:50:44.780

Analeshia Rodriguez

The new plan in place and the new code, so that's kind of the larger timeline as we figure out the steps, we will come back and let you know kind of what the process is going to be for, how they're going to transition.

2:50:44.960 --> 2:50:53.740

Analeshia Rodriguez

They will do this how they're going to transition to a Planning Commission and we will for the county figure out similarly what our role will be.

2:50:54.120 --> 2:50:54.370

Analeshia Rodriguez

Yeah.

2:50:54.380 --> 2:50:58.150

Analeshia Rodriguez

What we'll do for a planning board for the county, we're in a little bit different situation.

2:50:58.420 --> 2:51:1.220

Analeshia Rodriguez

We will continue to need a planning board and a board of adjustment.

2:51:3.80 --> 2:51:11.370

Analeshia Rodriguez

Whereas the city will go under this Planning Commission model, those can be combined, but we haven't made a we haven't made a call yet on that.

2:51:12.190 --> 2:51:20.440

Analeshia Rodriguez

We will as we go through our plan update, we will consider whether or not the county wants to opt in to 382.

2:51:20.450 --> 2:51:25.420

Analeshia Rodriguez

It's not a requirement per counties as an option, but we can't since it's not a requirement.

2:51:25.630 --> 2:51:29.790

Analeshia Rodriguez

We can't just assume that that's the outcome for what the county will go forward.

2:51:29.800 --> 2:51:44.690

Analeshia Rodriguez

The Commissioners will need some buy in from the community, so as part of the planning process they will figure they we will have some of those conversations and figure out if that's the path that the county wants to move forward with or if we want to go the more traditional route.

2:51:45.760 --> 2:51:47.110

Analeshia Rodriguez

So it could have.

2:51:47.160 --> 2:51:51.250

Analeshia Rodriguez

It could mean that the county of ultimately ends up with the Planning Committee Commission as well.

2:51:51.420 --> 2:52:14.130

Analeshia Rodriguez

It could mean that we continue on having the planning board and board of adjustment, but as we we're talking probably a year out at best for even the city counties further behind that and we'll come back with more information as we have a little bit better sense of what the timeline is and what the transition looks like that help answer that question.

2:52:14.260 --> 2:52:15.950

Analeshia Rodriguez

I think Tongue had some of that question.

2:52:15.960 --> 2:52:16.940

Analeshia Rodriguez

Had that question and he's.

2:52:16.950 --> 2:52:17.510

Analeshia Rodriguez

I'm here.

2:52:17.940 --> 2:52:18.710

Analeshia Rodriguez

That's OK.

2:52:18.800 --> 2:52:20.160

Analeshia Rodriguez

We'll try and relay it to him.

2:52:20.170 --> 2:52:22.150

Analeshia Rodriguez

I think I it it answers it for me.

2:52:22.220 --> 2:52:23.220

Analeshia Rodriguez

That's interesting.

2:52:26.270 --> 2:52:32.930

Analeshia Rodriguez

Your other question, and I think this was Josh's, was about the Broadwater County case that's longer.

2:52:32.940 --> 2:52:34.310

Analeshia Rodriguez

Do you really want me to get into it?

2:52:34.320 --> 2:52:35.230

Analeshia Rodriguez

I'm happy I can do.

2:52:35.240 --> 2:52:42.450

Analeshia Rodriguez

Maybe I'll do the the very top tier review and then we can have further discussion if you like.

2:52:42.860 --> 2:52:45.810

Analeshia Rodriguez

So Broadwater County is a case that came out this year.

2:52:46.240 --> 2:52:50.110

Analeshia Rodriguez

It's a I remember who the case that I have it sitting here somewhere.

2:52:50.200 --> 2:53:5.590

Analeshia Rodriguez

Upper Missouri Waterkeeper and a bunch of people against Broadwater County and DNRC and 71 Ranch Umm, it's a a it's persuasive not binding for Mozilla County.

2:53:5.600 --> 2:53:11.770

Analeshia Rodriguez

It wasn't in Missoula counties court system, so it's not it, you know, it's persuasive for us.

2:53:11.940 --> 2:53:17.230

Analeshia Rodriguez

It is binding for DNRC, however I think so it is changing some of the way they do business.

2:53:17.240 --> 2:53:17.650

Analeshia Rodriguez

It's not.

2:53:17.960 --> 2:53:20.370

Analeshia Rodriguez

It's not going to change radically what we do.

2:53:20.920 --> 2:53:29.310

Analeshia Rodriguez

Some of the concerns that the courts had were really about the level of sophistication of their environmental assessments and the review.

2:53:31.100 --> 2:53:41.820

Analeshia Rodriguez

There's a kind of a A sometimes communities when they do environmental assessments, they just consider the impacts on the property itself and not on the surrounding properties.

2:53:41.830 --> 2:53:42.390

Analeshia Rodriguez

Dave knows us.

2:53:42.400 --> 2:53:42.990

Analeshia Rodriguez

He's nodding.

2:53:43.0 --> 2:53:46.370

Analeshia Rodriguez

He's heard this before and that's not acceptable.

2:53:46.380 --> 2:53:50.570

Analeshia Rodriguez

You have to consider the impacts on the property and the surrounding properties that that's the end.

2:53:50.580 --> 2:53:56.830

Analeshia Rodriguez

Then you can't just ignore facts because they're because you don't like them or you don't want to take them into account.

2:53:56.840 --> 2:54:1.600

Analeshia Rodriguez

So when when things come up on the record, do you need to take it into account and work it into your evaluation?

2:54:2.300 --> 2:54:6.990

Analeshia Rodriguez

Umm for us, this situation is pretty fluid and more litigation is very likely.

2:54:7.360 --> 2:54:15.700

Analeshia Rodriguez

Probably the biggest thing is that umm, that we are really we are already paying close attention to exempt 12.

2:54:15.710 --> 2:54:17.190

Analeshia Rodriguez

That's probably the biggest statewide impact.

2:54:18.150 --> 2:54:26.600

Analeshia Rodriguez

You know you can essentially subdivisions are only going to be allowed one exempt well per project, not per phase, but per project.

2:54:27.820 --> 2:54:33.90

Analeshia Rodriguez

And if we see multiple examples, it's a flag that that's probably not going to be acceptable.

2:54:35.320 --> 2:54:38.590

Analeshia Rodriguez

And so we're working with applicants through that process.

2:54:38.900 --> 2:54:44.100

Analeshia Rodriguez

The courts did suggest that we should be doing more in the review of sanitation.

2:54:45.650 --> 2:54:52.580

Analeshia Rodriguez

Review at this in the in the planning process, which is unusual because those sections of law are separate.

2:54:52.910 --> 2:54:54.920

Analeshia Rodriguez

So I have.

2:54:55.270 --> 2:54:58.820

Analeshia Rodriguez

I would expect that that will be further litigated.

2:54:59.930 --> 2:55:0.400

Analeshia Rodriguez

Umm.

2:55:1.710 --> 2:55:9.960

Analeshia Rodriguez

And you know, and the big the big thing is, you know, be specific, you know, make sure you're really considering all the impacts, be a thorough in your evaluation.

2:55:9.970 --> 2:55:11.300

Analeshia Rodriguez

Look at all the criteria.

2:55:11.310 --> 2:55:14.780

Analeshia Rodriguez

Each one of them and do your due diligence in it.

2:55:15.230 --> 2:55:33.920

Analeshia Rodriguez

But but just and you know, we're working really closely with Environmental Health

Department DEQ and DNRC to try and dot all our IS and cross all our T's and and our county Attorney's office because ultimately, especially since this is persuasive not binding for us the really our advice comes from our County Attorney's office.

2:55:35.680 --> 2:55:36.840

Analeshia Rodriguez

And Josh, she had a question.

2:55:40.640 --> 2:55:41.10

Joshua

Yeah.

2:55:41.20 --> 2:55:47.150

Joshua

So my question relates to supervision and enforcement after the approval of some of these subdivisions on exempt wells.

2:55:48.110 --> 2:55:48.260

Analeshia Rodriguez

Yeah.

2:55:48.360 --> 2:55:48.810

Joshua

Umm.

2:55:48.940 --> 2:55:51.450

Joshua

I mean, it's DNRC gonna be able to do this.

2:55:51.460 --> 2:55:52.930

Joshua

I mean, there's language in that ruling.

2:55:52.940 --> 2:56:9.550

Joshua

That said, it the judge wrote, it should give DNRC pause that citizens with seemingly no legal training appear to have a better grasp of the exempt well limits than DNN RC, the agency charged with administering the water use Act.

2:56:11.470 --> 2:56:11.690

Analeshia Rodriguez

Yeah.

2:56:12.70 --> 2:56:12.900

Joshua

I yeah.

2:56:12.910 --> 2:56:14.890

Joshua

I mean that's pretty critical.

2:56:15.890 --> 2:56:16.70

Analeshia Rodriguez

Yeah.

2:56:17.140 --> 2:56:22.730

Joshua

Are are they gonna be monitoring some of these subdivisions that we've recently approved?

2:56:22.740 --> 2:56:31.980

Joshua

I think one is as many as 14 or 16 lots that they're adhering to the I think is it 3010 acre feet in volume and the 35 gallons a minute.

2:56:34.990 --> 2:56:37.180

Analeshia Rodriguez

Yep, that's a that's a valid question.

2:56:35.140 --> 2:56:39.190

Joshua

I mean, once, once these things go in, knows how much water is being consumed.

2:56:40.390 --> 2:56:46.500

Analeshia Rodriguez

Well, for ours, we do require the we do put in place requirements for monitoring the follow through.

2:56:46.510 --> 2:56:57.120

Analeshia Rodriguez

We've been checking on and it's been questionable I we are we have had some follow up

conversations since this came out about like what what do we need to do to make that happen.

2:56:58.260 --> 2:56:58.400

Joshua

And.

2:56:57.130 --> 2:57:0.520

Analeshia Rodriguez

So that's those are valid questions and you should definitely bring them up.

2:57:0.530 --> 2:57:6.640

Analeshia Rodriguez

I will say that this has had a pretty chilling effect on any subdivisions in the county that don't have a water system.

2:57:6.650 --> 2:57:8.710

Analeshia Rodriguez

Well, even even ones with the water system.

2:57:11.230 --> 2:57:11.360

Joshua

But.

2:57:10.330 --> 2:57:16.540

Analeshia Rodriguez

So there you know the developers are having to scramble around a little bit to help to try and figure this stuff out.

2:57:16.550 --> 2:57:19.760

Analeshia Rodriguez

And DNRC is is working through it.

2:57:19.770 --> 2:57:27.130

Analeshia Rodriguez

It's not at rocket, you know, it's not super fast, but they're they're changing an old way of doing things.

2:57:29.300 --> 2:57:30.730

Joshua

Well, I think that's good.

2:57:31.100 --> 2:57:32.540

Joshua

My opinion, thank you.

2:57:32.370 --> 2:57:34.660

Analeshia Rodriguez

Yeah, it probably is good, yeah.

2:57:36.750 --> 2:57:46.80

Analeshia Rodriguez

We can dive deeper and if we do have Karen Alley come, she actually knows quite a lot about this case and maybe she can do just like a quick few minutes on that.

2:57:46.90 --> 2:57:59.680

Analeshia Rodriguez

Or the focus of that training is really intended to be your role in these land use decision making processes and the kind of the different, the different processes you deal with and what your role is in those and kind of the best practices for planning board members to know.

2:58:0.150 --> 2:58:4.360

Analeshia Rodriguez

I know that came up in the last one, so maybe that maybe that's something to look forward to.

2:58:4.570 --> 2:58:8.100

Analeshia Rodriguez

And then she is kind of, you know, she has been really tracking this Broadwater case.

2:58:8.110 --> 2:58:20.30

Analeshia Rodriguez

And so she might be a good person, that I could ask her to add that to the the agenda not to do a super deep dive, but, like, kind of the key things and especially related to the exempt well, so I can have her kind of go into that a little bit if that's of interest.

2:58:21.570 --> 2:58:22.780

Joshua

I mean it is just.

2:58:21.430 --> 2:58:23.570

Analeshia Rodriguez

My guess it would interest.

2:58:27.840 --> 2:58:30.20

Analeshia Rodriguez

Alright, OK.

2:58:30.90 --> 2:58:31.300

Analeshia Rodriguez

Anything else from us?

2:58:31.410 --> 2:58:34.150

Analeshia Rodriguez

No account state that you needed to say.

2:58:40.550 --> 2:58:41.330

Dave DeGrandpre

No, nothing here.

2:58:41.340 --> 2:58:41.750

Dave DeGrandpre

Thanks, Karen.

2:58:42.400 --> 2:58:44.630

Analeshia Rodriguez

Yeah, to be on my mic.

2:58:44.640 --> 2:58:45.170

Analeshia Rodriguez

But you mean?

2:58:45.330 --> 2:58:55.510

Analeshia Rodriguez

So I had a question about the growth policy, a growth plan, because we it seems like we keep getting the developers wanting to change the zoning.

2:58:55.850 --> 2:58:58.370

Analeshia Rodriguez

Are we planning to be proactive or how?

2:58:58.380 --> 2:59:5.470

Analeshia Rodriguez

How do we get ahead of it so that we're like determining what we want the policy to be rather than the developer?

2:59:7.70 --> 2:59:17.140

Analeshia Rodriguez

Well, the the city did adopt A growth policy in 2015 and they're in the process of doing an update to it to come in.

2:59:17.150 --> 2:59:32.640

Analeshia Rodriguez

This new one will comply with the new Montana land Use Planning Act, so there that that's what that our Missoula project is is for the city to do their update, the county's most of these have been city projects.

2:59:32.650 --> 2:59:34.720

Analeshia Rodriguez

So that's mostly the concern there.

2:59:35.560 --> 2:59:39.600

Analeshia Rodriguez

The county, I mean our growth policy maps are ancient.

2:59:39.700 --> 2:59:41.760

Analeshia Rodriguez

They date back to the 70s in some places.

2:59:41.770 --> 2:59:47.830

Analeshia Rodriguez

So, umm, but we also don't usually have quite the same situation as the city.

2:59:49.570 --> 3:0:2.0

Analeshia Rodriguez

So for the county we did with our 2016 growth policy, we implementation strategy was because it's complicated and because it's very different in different communities.

3:0:2.350 --> 3:0:9.720

Analeshia Rodriguez

We set forward doing the land use mapping as a subsequent subsequent set of projects and we did the urban area.

3:0:9.810 --> 3:0:16.220

Analeshia Rodriguez

That's the land use element that you'll hear the review on and we did the zoning associated with the land use element.

3:0:16.230 --> 3:0:26.960

Analeshia Rodriguez

Our next project will keep will update not just the element, but the entire county wide land use map, which could be quite a thing.

3:0:27.710 --> 3:0:33.570

Analeshia Rodriguez

So we'll be talking about that more and then near future as we get that scoped out.

3:0:35.70 --> 3:0:37.120

Analeshia Rodriguez

So yes, we need to get ahead of it.

3:0:37.390 --> 3:0:42.300

Analeshia Rodriguez

It's hard work and it takes a long time and it's hard for people to come to agreement on what that is.

3:0:42.850 --> 3:0:46.570

Analeshia Rodriguez

You know, one of the interesting things and I'll just apply momentarily on it.

3:0:46.990 --> 3:0:55.490

Analeshia Rodriguez

Umm, one of the things that I think about with these maps is what the intended timeline time horizon was.

3:0:55.500 --> 3:1:7.160

Analeshia Rodriguez

And so for like the land use element, I think we anticipated at 2025 year time horizon and but we zoned for the near term, right?

3:1:7.170 --> 3:1:10.300

Analeshia Rodriguez

So we zoned in some places where we had.

3:1:10.310 --> 3:1:16.880

Analeshia Rodriguez

So the season a little bit different situation, but in the county not everything is ready for the kind of development we hope might happen.

3:1:16.890 --> 3:1:23.10

Analeshia Rodriguez

So the why is is that conversation right now like the why isn't ready for all the growth that could come to it?

3:1:23.20 --> 3:1:36.530

Analeshia Rodriguez

And so in places where we had platted subdivisions or where there was existing zoning that had a a, a higher level of development potential because infrastructure have been promised, we put higher density zoning in place.

3:1:36.540 --> 3:1:41.770

Analeshia Rodriguez

But in other areas we put very low density zoning to preserve that area, almost like an urban reserve concept.

3:1:41.780 --> 3:1:47.330

Analeshia Rodriguez

So intentionally keeping it low so that it couldn't be developed or underdeveloped.

3:1:47.560 --> 3:1:51.490

Analeshia Rodriguez

So that went so that we could plan for the infrastructure and then put the zoning in place.

3:1:51.500 --> 3:1:57.310

Analeshia Rodriguez

But but not, you know, and the city has a has their own kind of approach to this.

3:1:57.320 --> 3:2:6.680

Analeshia Rodriguez

But in the county, what you will hear us say sometimes is the 20 year 25 year plan is for it to be like that.

3:2:6.690 --> 3:2:20.210

Analeshia Rodriguez

But there are a number of districts that you could say comply with the growth policy and it might depend a little on the circumstances of the neighborhood as to whether they're ready for this one or that one.

3:2:20.220 --> 3:2:22.670

Analeshia Rodriguez

Are they ready for the full development potential?

3:2:22.680 --> 3:2:23.710

Analeshia Rodriguez

Maybe, maybe not.

3:2:24.260 --> 3:2:33.200

Analeshia Rodriguez

But that's you know there there might for us where a lot of what we're what we're thinking about is infrastructure and arguably in the city that shouldn't be as much of a driving force.

3:2:33.210 --> 3:2:38.230

Analeshia Rodriguez

But in the county, we would say not every place is ready for what its planned for.

3:2:38.660 --> 3:2:47.480

Analeshia Rodriguez

We put out a vision so that we could do the other things to get to that vision, but that doesn't mean that everything is ready for that zoning now.

3:2:47.670 --> 3:2:51.410

Analeshia Rodriguez

So that's just a kind of another philosophical way to kind of think about it.

3:2:53.390 --> 3:2:53.750

Analeshia Rodriguez

Awesome.

3:2:53.760 --> 3:2:54.640

Analeshia Rodriguez

Thank you, Karen.

3:2:54.650 --> 3:2:55.860

Analeshia Rodriguez

David has a comment.

3:2:55.870 --> 3:2:56.970

Analeshia Rodriguez

Dave, please go ahead.

3:2:58.710 --> 3:2:59.510

Dave DeGrandpre

Yeah, I do.

3:2:59.560 --> 3:3:1.780

Dave DeGrandpre

And you know, just a couple of quick thoughts.

3:3:2.860 --> 3:3:9.80

Dave DeGrandpre

Number one, I think that we're always going to see people asking for rezonings.

3:3:9.90 --> 3:3:19.150

Dave DeGrandpre

I mean we we will just like in you know or we can rezone the entire city of Missoula to what we think we want, but there's no perfect solution.

3:3:19.220 --> 3:3:25.870

Dave DeGrandpre

You know, like time change it, the economy changes all kinds of things change.

3:3:25.880 --> 3:3:31.730

Dave DeGrandpre

And so and development preferences change consumer preferences change so we're never gonna get get away from that entirely.

3:3:32.140 --> 3:3:41.530

Dave DeGrandpre

You know the most of our zoning on a comprehensive scale at the city, but even, you know right now, so the subdivision that we were looking at tonight I think is instructive in that.

3:3:41.650 --> 3:3:45.380

Dave DeGrandpre

So we've got a growth policy designation, which is kind of the big picture.

3:3:45.390 --> 3:3:51.540

Dave DeGrandpre

It's the umbrella I'm trying to share my screen, but again I'm unfortunately I have difficulties.

3:3:51.730 --> 3:4:0.410

Dave DeGrandpre

Technologically, tonight, it's unusual, but anyway, nonetheless, we've got a growth policy, designation of residential medium 3 to 11 dwelling units per acre.

3:4:0.420 --> 3:4:0.660

Dave DeGrandpre

OK.

3:4:0.670 --> 3:4:3.950

Dave DeGrandpre

So that kind of sets the parameters, the general density.

3:4:3.960 --> 3:4:22.410

Dave DeGrandpre

That's encouraged in this area or planned in this area, but then there are four different zoning designations that are that are relatable or that fit that larger picture growth policy designation, everything from RT 10, which the property is currently zoned down to, RT 5.4.

3:4:22.520 --> 3:4:33.200

Dave DeGrandpre

And so that's what we have said or what the city said back in 2015 when this growth policy was adopted is those four zoning designations are appropriate for this area.

3:4:33.600 --> 3:4:35.960

Dave DeGrandpre

And so, yes, you have to look at more site specific.

3:4:35.970 --> 3:4:50.20

Dave DeGrandpre

You know, you might have to look more specific circumstances and things like that, but you know, we're providing options for people and so, but we'll go through, I think the plan at this point, assuming everything goes to plan, is to rezone the entire city.

3:4:50.150 --> 3:4:53.260

Dave DeGrandpre

But still, you're gonna have people time.

3:4:53.270 --> 3:4:55.590

Dave DeGrandpre

Three years later, two years later, one year later, who knows?

3:4:55.690 --> 3:4:56.240

Dave DeGrandpre

10 years later?

3:4:56.250 --> 3:4:58.930

Dave DeGrandpre

Certainly asking for different zoning.

3:4:58.940 --> 3:5:3.490

Dave DeGrandpre

And so it's just one of these things that's going to change over time as our community evolves.

3:5:7.260 --> 3:5:14.670

Analeshia Rodriguez

And as far as it is they it should domain isn't static, it's intended to provide some level of certainty, but it is not intended to never change.

3:5:14.680 --> 3:5:22.890

Analeshia Rodriguez

If your zoning never changes, you are not doing community planning, and both Mozilla and Mozilla County have had a problem with this over time where we just, like, get stuck.

3:5:24.20 --> 3:5:29.70

Analeshia Rodriguez

And so the Bill 382 is going to give the city a whole new path, which is awesome.

3:5:29.80 --> 3:5:36.870

Analeshia Rodriguez

And they've got a great program working out how to get there, and the county's gonna move ahead as well.

3:5:36.940 --> 3:5:39.750

Analeshia Rodriguez

And in doing the rest of our community planning.

3:5:45.260 --> 3:5:46.710

Analeshia Rodriguez

Alright, great.

3:5:47.560 --> 3:5:52.790

Analeshia Rodriguez

I'm going to throw a couple of two cents on here and then we'll wrap up.

3:5:52.870 --> 3:6:11.800

Analeshia Rodriguez

So just as to follow up a little bit for Lynn, the growth policy is something we we work from a lot and it's, yeah, what we referenced a lot and it can be a great place to pull from the help kind of make decisions as far as as what we're doing.

3:6:12.670 --> 3:6:31.820

Analeshia Rodriguez

And you know, just to clarify for tonight, unfortunately, I did not articulate this as well earlier, but I have voted for similar read zones or subdivisions and approve them in the past when the infrastructure wasn't there.

3:6:32.30 --> 3:6:40.20

Analeshia Rodriguez

Umm, it's very typical and I don't necessarily have a problem with that or even the density of this this rezone.

3:6:40.450 --> 3:6:41.690

Analeshia Rodriguez

Maybe it was a little high.

3:6:41.700 --> 3:6:43.200

Analeshia Rodriguez

I would rather maybe see a little lower, but.

3:6:45.310 --> 3:7:7.460

Analeshia Rodriguez

The thing that really struck out to me, which I was able to kind of get at in my comments, was the public safety aspect and this, you know, like our our last decision, this particular spot is at a very integral intersection where reserve is jumping onto River Rd Davis is dumping onto River Road.

3:7:7.470 --> 3:7:15.220

Analeshia Rodriguez

And to me that pushes the threshold for safety beyond what I can personally vote for.

3:7:15.230 --> 3:7:19.380

Analeshia Rodriguez

As an individual, you know, looking at the criteria for rezoning.

3:7:20.40 --> 3:7:20.490

Analeshia Rodriguez

Umm.

3:7:20.960 --> 3:7:28.40

Analeshia Rodriguez

So just to try and you know, clarify how sometimes these things go, you know, go differently and that's OK, right?

3:7:28.50 --> 3:7:33.270

Analeshia Rodriguez

Like you can have a different perspective from time to time, UM.

3:7:33.940 --> 3:7:37.550

Analeshia Rodriguez

And with that, we don't have anything else.

3:7:37.640 --> 3:7:38.810

Analeshia Rodriguez

Tung isn't here.

3:7:38.820 --> 3:7:42.310

Analeshia Rodriguez

So we have no committee updates and we will call this meeting adjourned.

3:7:44.530 --> 3:7:45.460

Analeshia Rodriguez

Good job, you guys.

3:7:45.470 --> 3:7:46.100

Analeshia Rodriguez

Thank you.

3:7:46.160 --> 3:7:47.340

Analeshia Rodriguez

This was a tough one.

3:7:47.350 --> 3:7:48.520

Analeshia Rodriguez

I can't imagine we're gonna.

3:7:48.890 --> 3:7:51.430

Analeshia Rodriguez

This was like a I don't know, it was definitely hard.

3:7:54.0 --> 3:7:54.590

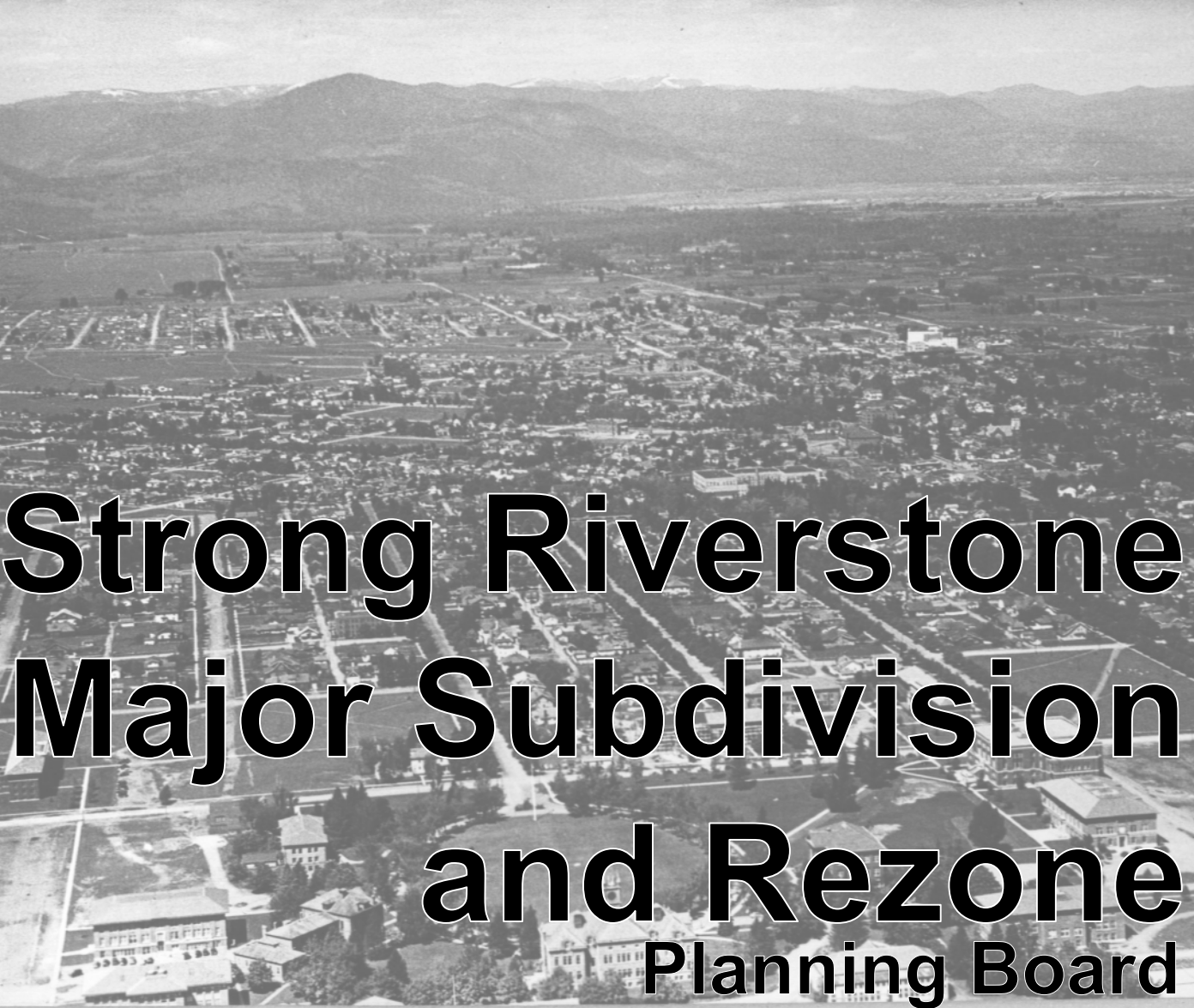
Analeshia Rodriguez

Interests.

3:7:54.660 --> 3:7:55.230

Dave DeGrandpre

Thanks everyone.



Strong Riverstone Major Subdivision and Rezone

Planning Board

Lauren Stevens
Community Planning, Development, & Innovation
May 21st, 2024



Items for Consideration



Planning Board will vote on seven motions, recommending City Council to **adopt/deny** and **approve/conditionally approve/deny** the following items:

1. An **ordinance to rezone** from RT10 to RT5.4
2. A **variance request** from Article 3, Section 3-020 Table .2A, Section 3-020.4.N, and Section 3-020.15.D.1 for Road "A"
3. A **variance request** from Article 3, Section 3-020 Table .2A, Section 3-020.4.N, and Section 3-020.15.D.1 for Riverstone Drive
4. A **variance request** from Article 3, Section 3-020 Table .2A and Section 3-020.3.H.(2) for River Road
5. A **variance request** from Article 3, Section 3-030.2.A(2) for block length
6. A **variance request** from Article 3, Section 3-030.1.E for through-lots
7. The Strong Riverstone Subdivision **Preliminary Plat application**

Property Location



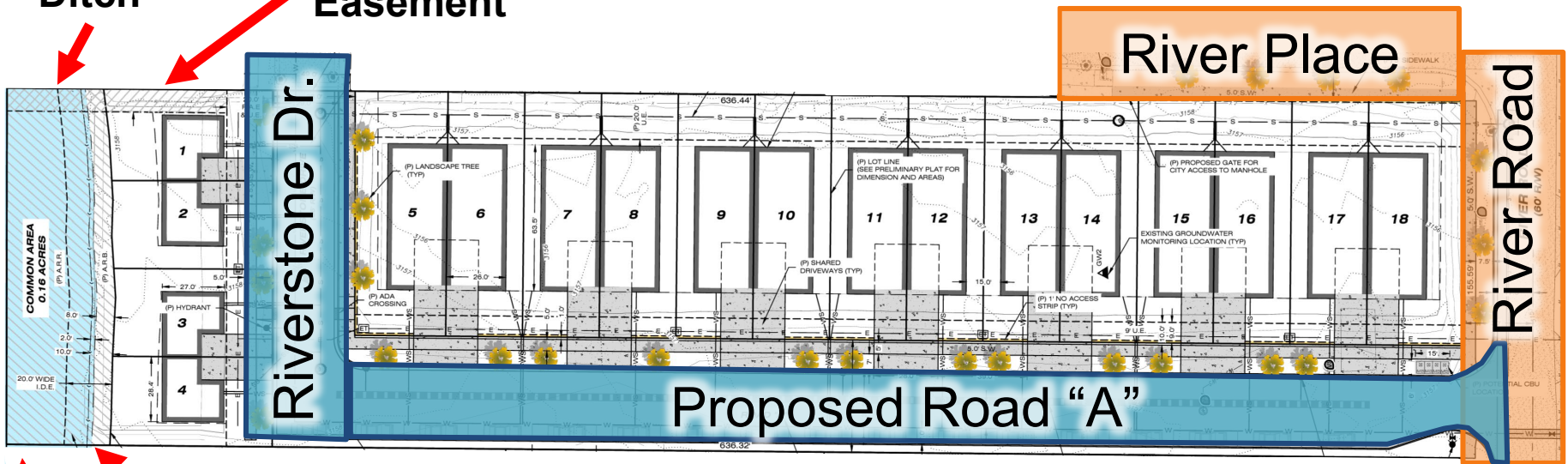


-

Proposal Overview



Existing Irrigation Ditch
Proposed Pedestrian & Irrigation Access Easement



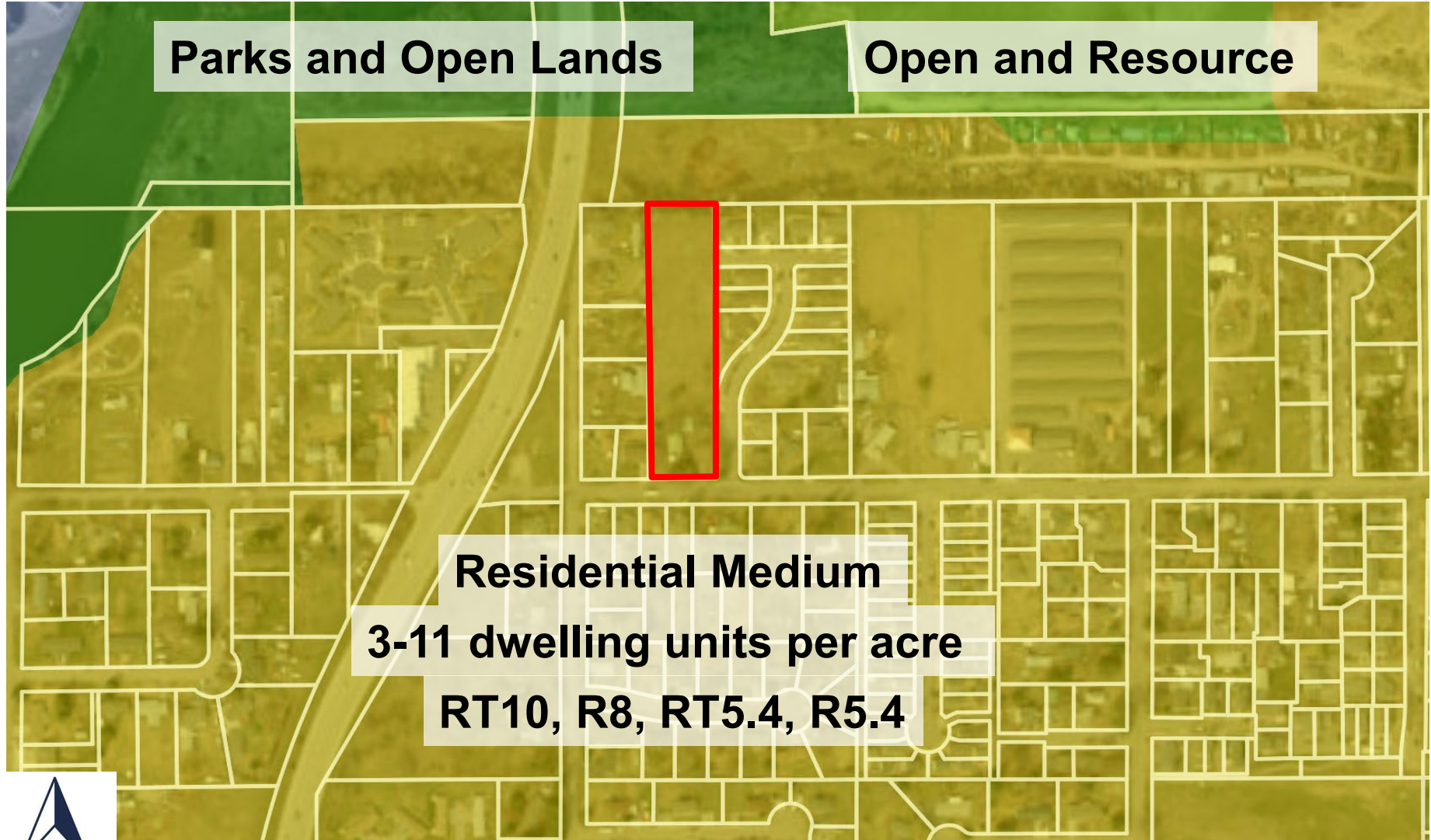
Floodplain Zone AE
Proposed Common Area and Riparian Resource Area

Our Missoula 2035 City Growth Policy



Parks and Open Lands

Open and Resource



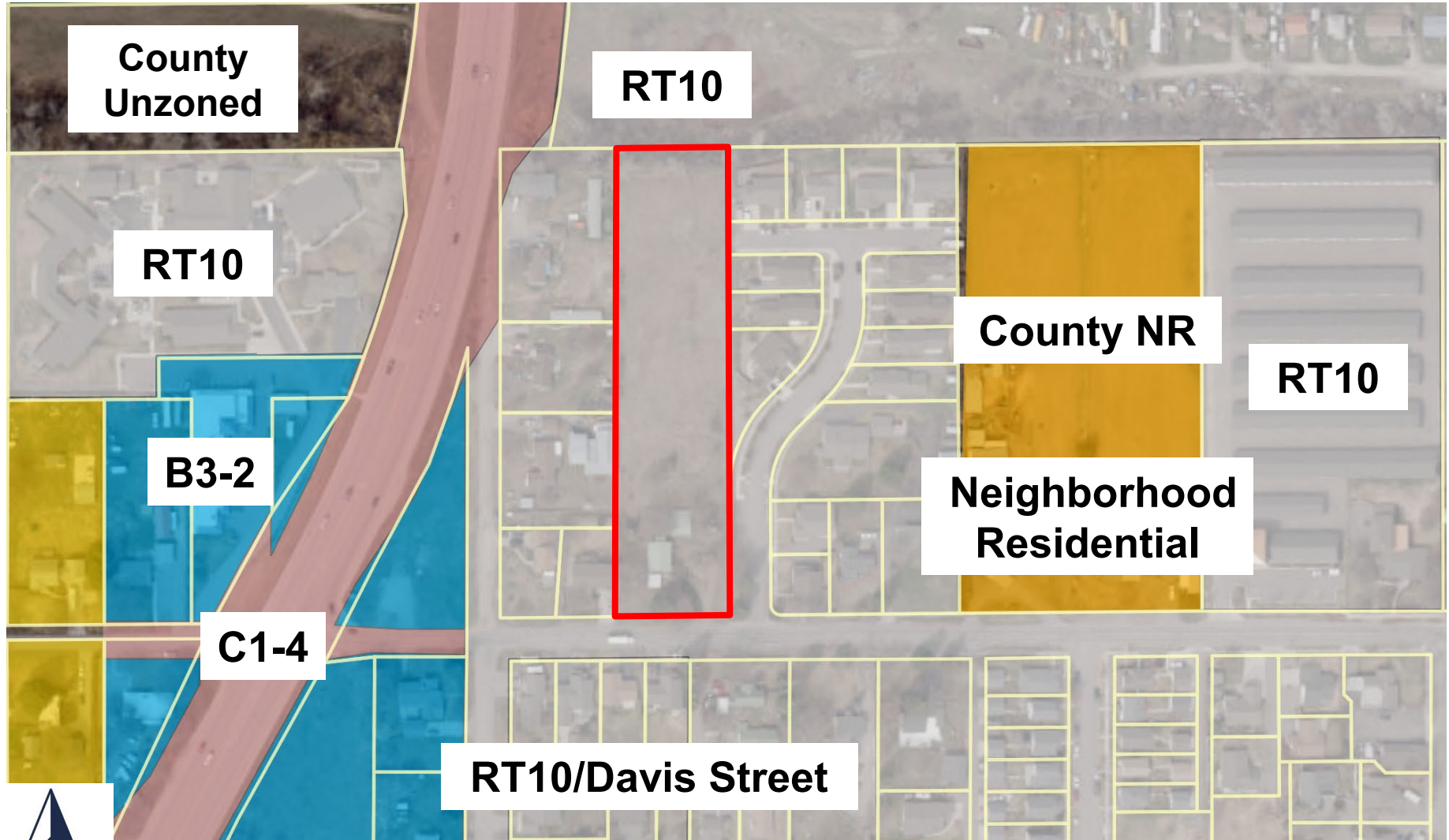
Residential Medium

3-11 dwelling units per acre

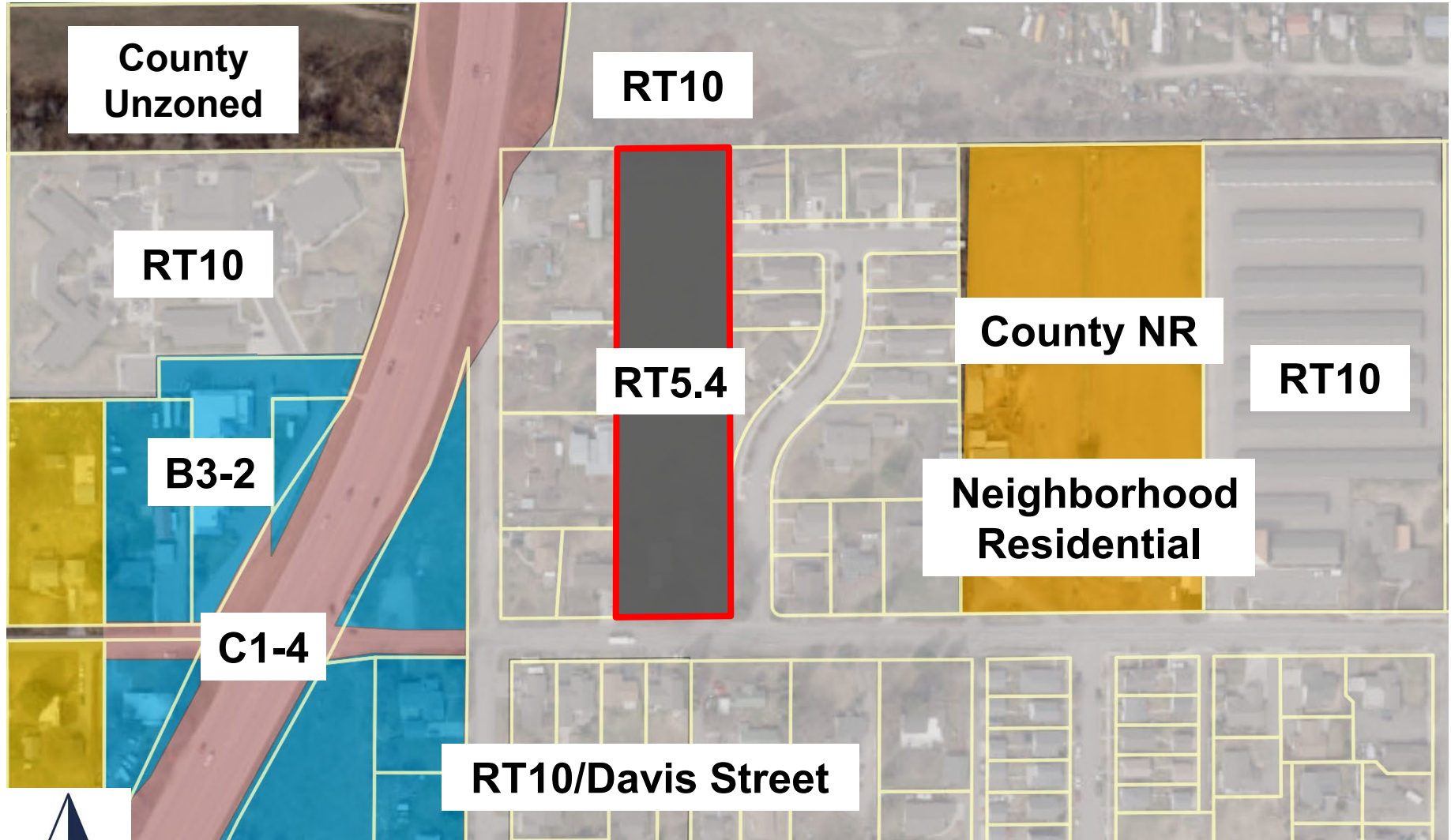
RT10, R8, RT5.4, R5.4



Current Zoning



Proposed Zoning



Zoning Comparison



	RT10	RT5.4
Minimum Parcel Size	10,000 SF*	5,400 SF*
Parcel Area per Unit	10,000 SF per dwelling unit	5,400 SF per dwelling unit
Achievable Units	10 dwelling units	18 dwelling units
Setbacks	Front: 20 feet Side: 7.5 feet <i>(no side setback for shared/party wall)</i> Street Side: 10 feet Rear: 20 feet	Front: 20 feet Side: 7.5 feet <i>(no side setback for shared/party wall)</i> Street Side: 10 feet Rear: 20 feet
Maximum Height	30 or 35 feet, depending on roof pitch	30 or 35 feet, depending on roof pitch
Permitted Residential Building Types	Detached house Lot Line House Two-unit House (Duplex) Two-unit Townhouse	Detached house Lot Line House Two-unit House (Duplex) Two-unit Townhouse

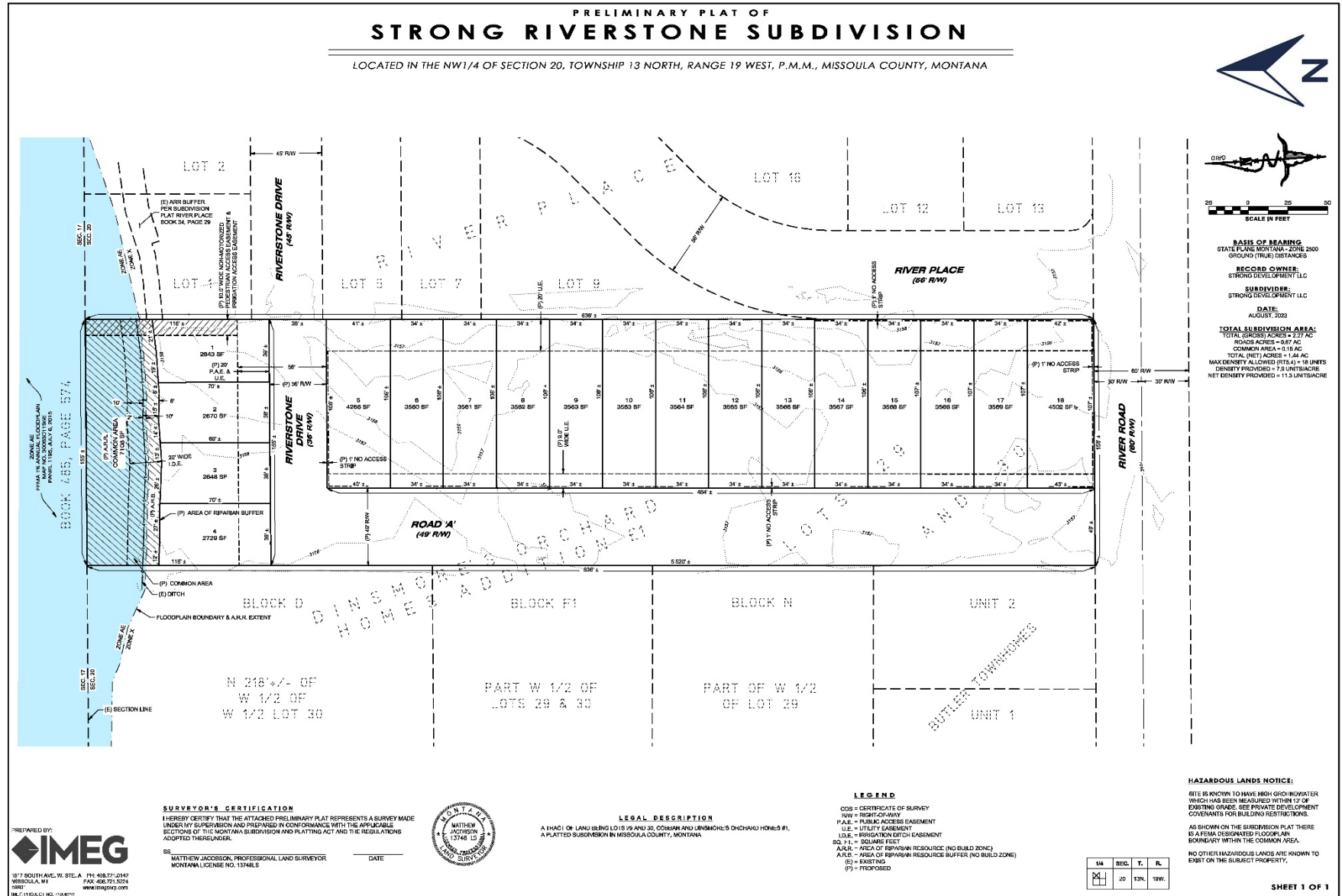
*The minimum parcel area requirement does not apply to lots created through subdivisions approved under MCA § 76-3, parts 5 and 6 after May 6, 2019. Total unit yield is calculated based upon the gross parcel area divided by the minimum parcel area per unit and any applicable hillside density reductions.

Rezoning Review Criteria



- 1) Whether the proposed zoning amendment is consistent with MCA § 76-2-304:
 - a. Whether the zoning is made in accordance with a growth policy;
 - b. Whether the zoning is designed to secure safety from fire and other dangers;
 - c. Whether the zoning is designed to promote public health, public safety, and the general welfare;
 - d. Whether the zoning is designed to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements;
 - e. Whether the zoning considers the reasonable provision of adequate light and air;
 - f. Whether the zoning considers the effect on motorized and nonmotorized transportation systems;
 - g. Whether the zoning considers the promotion of compatible urban growth;
 - h. Whether the zoning considers the character of the district and its peculiar suitability for particular uses; and
 - i. Whether the zoning conserves the value of buildings and encourages the most appropriate use of land throughout the jurisdictional area.
- 2) Whether the proposed zoning amendment corrects an error or inconsistency in the zoning ordinance or meets the challenge of a changing condition;
- 3) Whether the proposed zoning amendment is in the best interests of the city as a whole.

Proposed Preliminary Plat



I. Growth Policy and Zoning

II. Agriculture

**III. Agricultural Water User
Facilities**

IV. Local Services

**V. Natural Environment, Wildlife &
Wildlife Habitat**

VI. Public Health and Safety

- Property historically contained small-scale gardening until the 1970s;
- No soil types designated as prime farmland or prime farmland if irrigated;
- Existing irrigation ditch crosses the property on the north end, and will be within the proposed common area and have sufficient easements provided;
- Other irrigation users will not be impacted;
- Future owners will be advised that they will still be assessed for irrigation water, and can utilize the proposed irrigation access easement if they wish to use their shares;
- Currently the parcel is zoned for residential development, and there are no adjacent agricultural operations that will be impacted or could constitute a nuisance;

Local services include provisions for:

Water & Sewer: All lots will connect to City utilities;

Solid Waste: Solid waste disposal by Republic Services;

Parks & Recreation: Cash-in-lieu of parkland to be provided; New common area to be maintained by HOA; Non-motorized pedestrian easement provided by request of Parks & Rec;

Fire & Law Enforcement Services: Provided by City Police and Fire. Installation of two fire hydrants proposed;

Impacts to Schools: Estimated 9 new school-age children added; and

Transportation Elements: Improvements to River Road and River Place required; New extension of Riverstone Drive and new proposed Road “A” to be installed; No traffic impact study required;

- Clark Fork River located to the north
- No natural surface water features or wetlands
- Vegetation in riparian area will not be disturbed
- Disturbed areas will be landscaped and managed for weeds
- Boulevard trees to be planted by lot owners during construction
- NHP Environmental Summary indicates bald eagle nesting areas within 1 square mile
- Likeliest habitat area is riparian area on north end
- Infill residential not anticipated to significantly impact natural environment
- Existing structures were not found to be of significant historic value, and have been photographed and documented

- No steep slopes, unstable soils, high voltage lines, or high-pressure gas lines
- Not in Airport Influence Area or Wildland-Urban Interface (WUI)
- Known high ground water – recommended condition to prohibit basements
- In the Air Stagnation Zone – prohibition on wood-burning devices and other mitigation included in the covenants
- In the Utility Services Area Boundary and will connect to City sewer and water
- Two new fire hydrants to be installed
- New proposed roads will provide a second ingress/egress route for residents

Floodplain



- A portion of the property is within Zone AE (1% annual chance) floodplain
- Existing floodplain will be wholly within the proposed common area
- No development is proposed within the existing floodplain

National Flood Hazard Layer FIRMette



The draft maps, if adopted by City Council, are anticipated to show the entire property within the Zone AE (1% annual chance) floodplain



Land Removed from FEMA Floodplain



Land Added to FEMA Floodplain



No Change to FEMA Floodplain

Flow Path Study

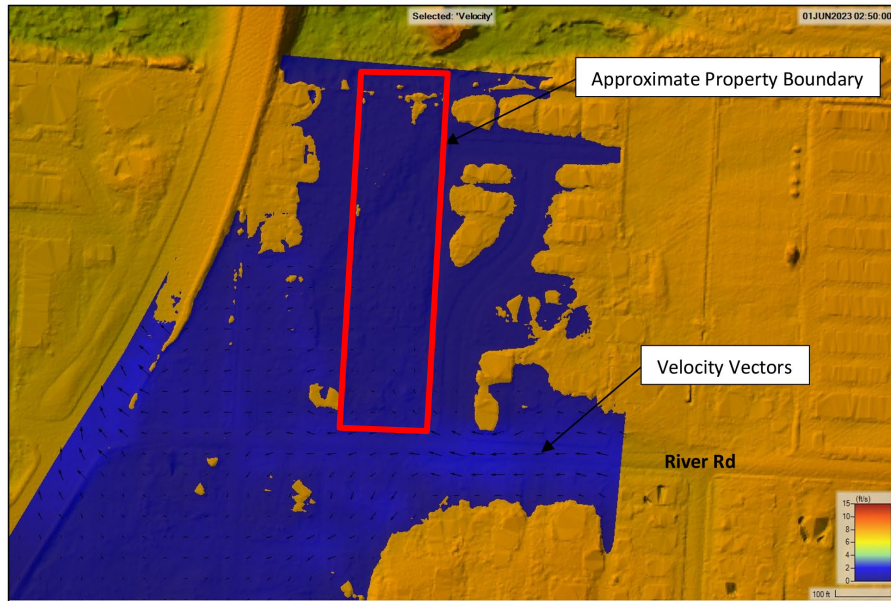


Figure 1. Existing Condition Model Results

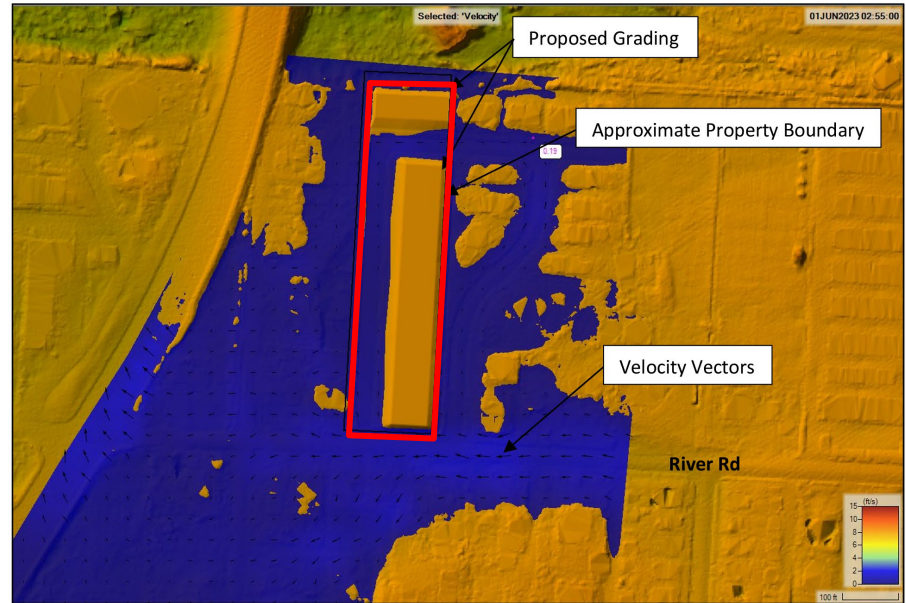


Figure 2. Proposed Grading 2D Model Results

Variance Review Criteria

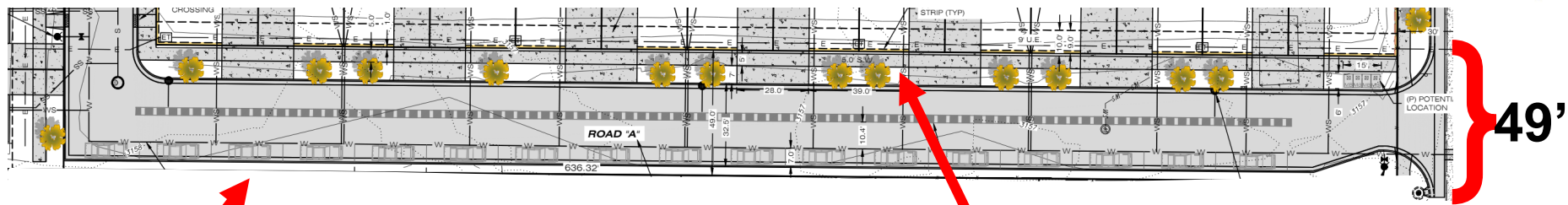


- The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property;
- Because of the physical surroundings, particular shape, or topographical conditions of the specified property involved, undue hardship to the owner would result if the strict requirements of these regulations are enforced;
- The hardship has not been created by the applicant or the applicant's agent or assigns;
- The granting of the variance will not:
 - Result in a threat to the public safety, health, or welfare, and is not injurious to other persons or property;
 - Cause an increase in public costs;
 - Violate the provisions of the zoning ordinance or any variance granted to those regulations or the Growth Policy;

Variance Request #1: Road "A"

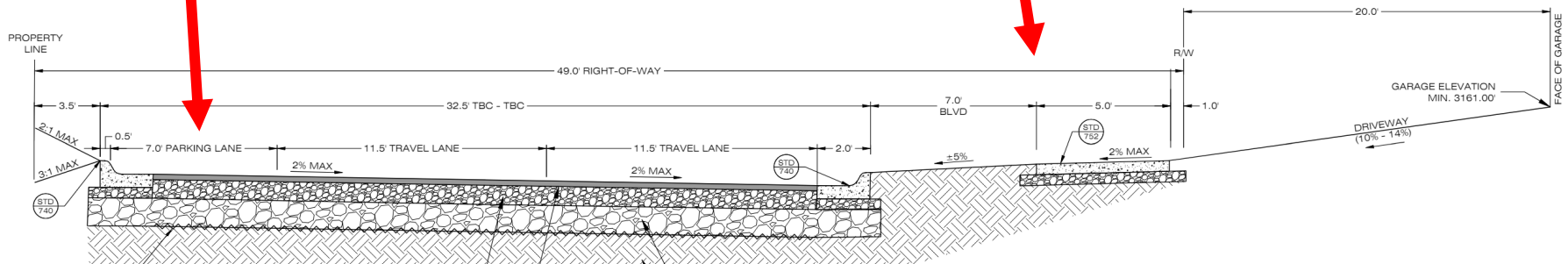


Article 3, Sections 3-020 Table .2A, 3-020.4.N & 3-020.15.D.1:
Standards for a Low Density Local Residential Street



Parking Lane

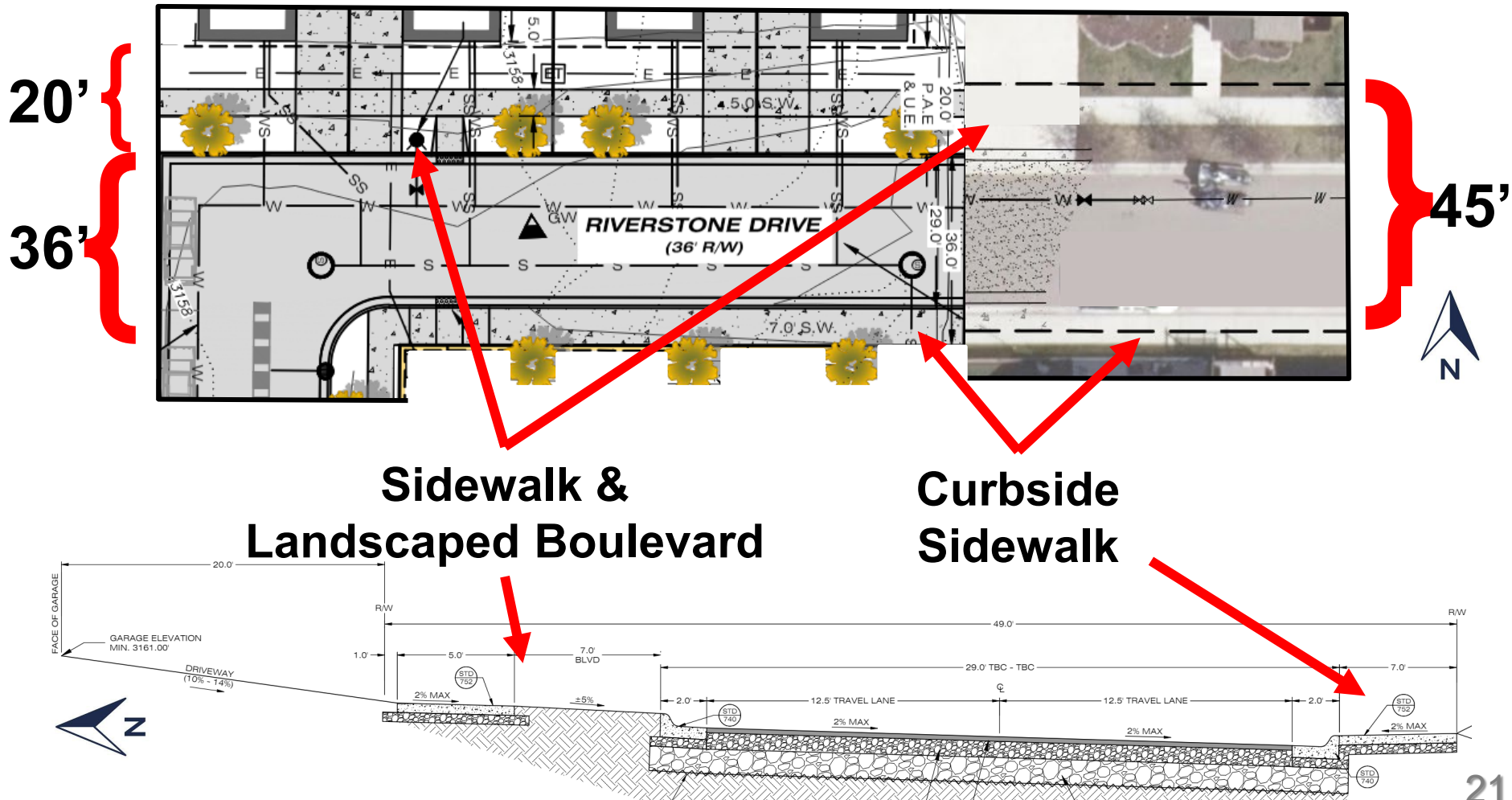
**Sidewalk &
Landscaped Boulevard**



Variance Request #2: Riverstone Dr



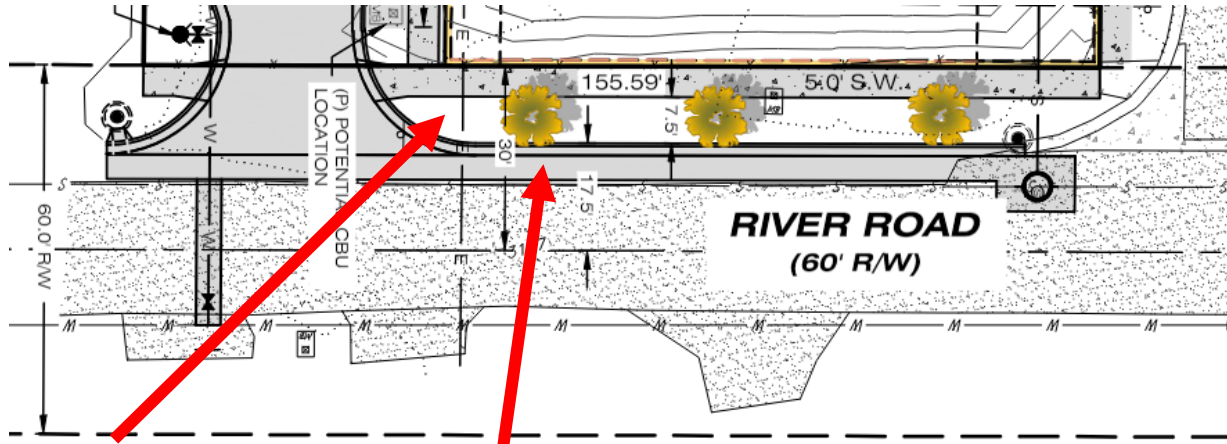
Article 3, Sections 3-020 Table .2A, 3-020.4.N & 3-020.15.D.1:
Standards for a Low Density Local Residential Street



Variance Request #3: River Road

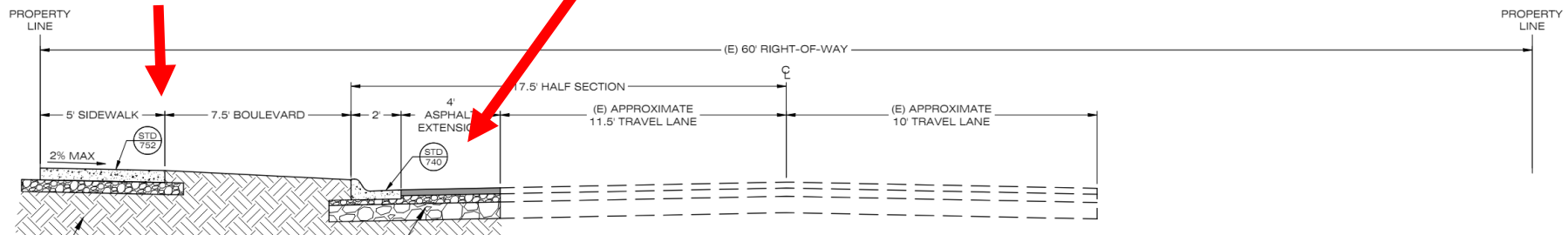


Article 3, Section 3-020, Table .2A and Section 3-020.3.H.(2):
Standards for an Urban Collector (Without Parking) Street



**Sidewalk &
Landscaped
Boulevard**

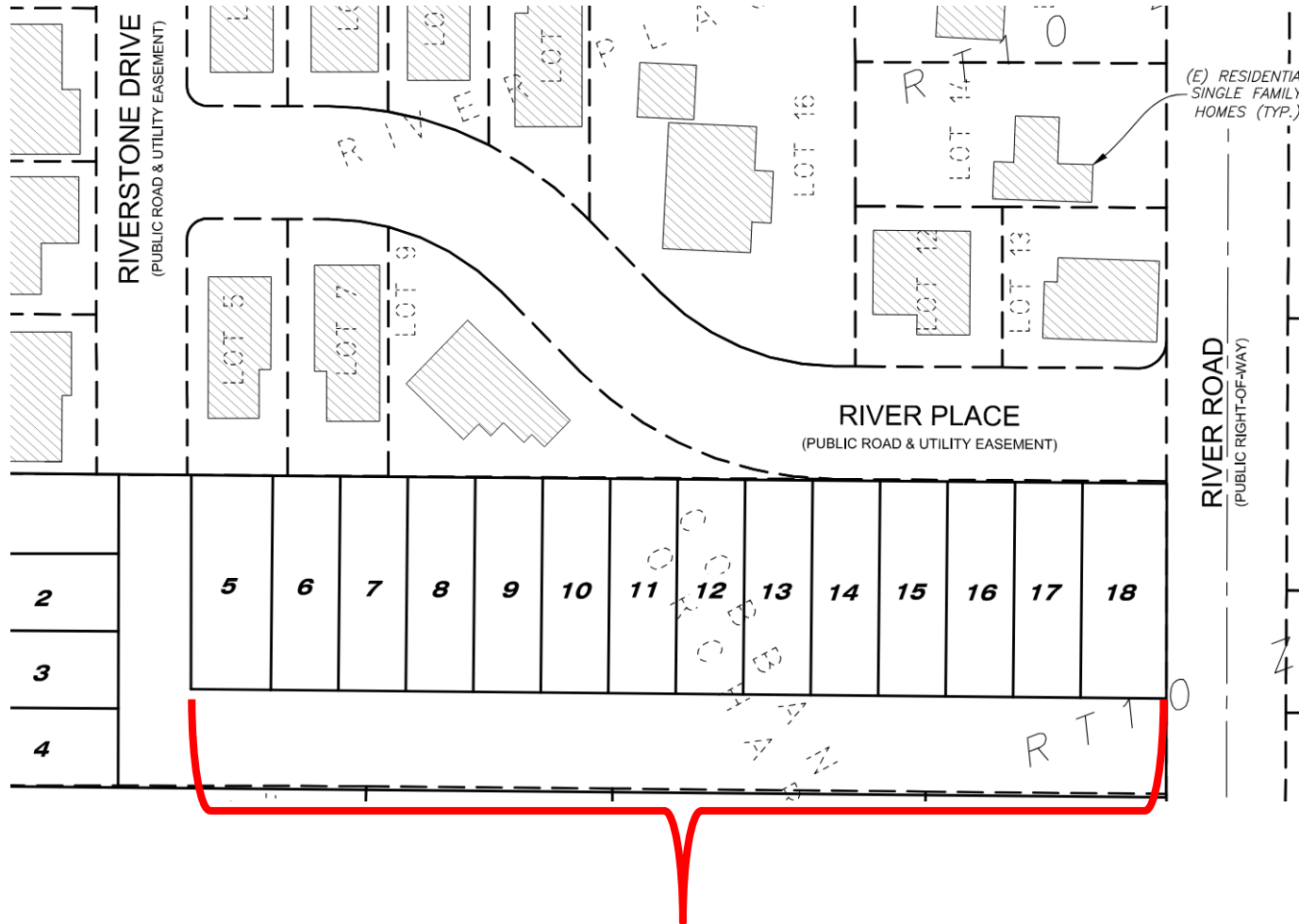
**Asphalt
Shoulder**



Variance Request #4: Block Length



Article 3, Section 3-030.2.A(2): 480-foot maximum block length

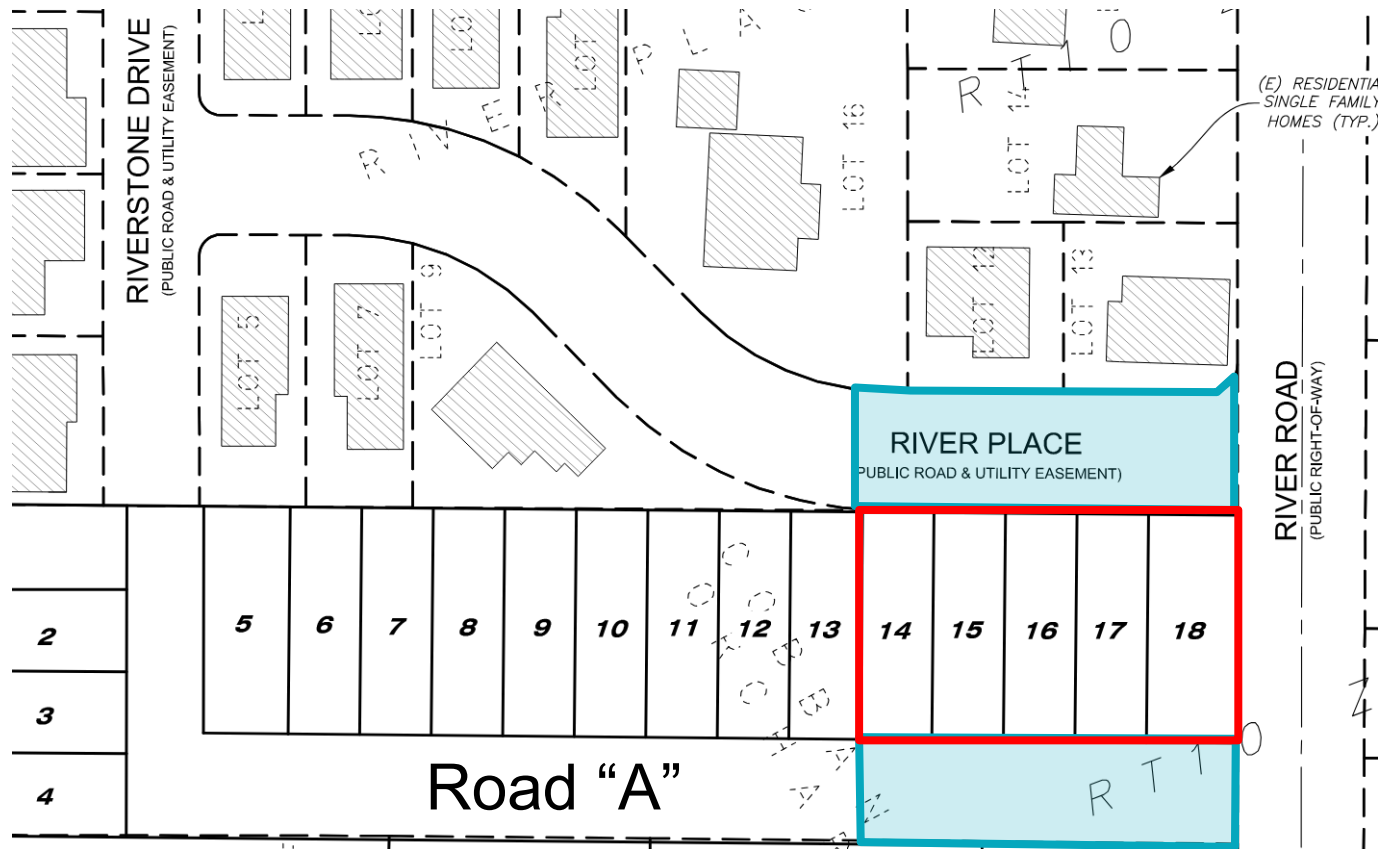


491'

Variance Request #5: Through-Lots



Article 3, Section Section 3-030.1.E: “Double-frontage” or “Through-lots” prohibited



Recommended Motions



1. Recommend City Council **approve** the adoption of an **ordinance to rezone** the subject property located at 2348 River Road, legally described as the east one-half of the west one-half of Lots 29 and 30 of Cobban and Dinsmore's Orchard Homes, a platted subdivision in Missoula County, Montana, according to the recorded plat thereof, from RT10 Residential 10 (two-unit/townhouse) to RT5.4 Residential 5.4 (two-unit/townhouse), based on the findings of fact and conclusions of law in this staff report.
2. Recommend City Council **approve** the **variance request** from Article 3, Section 3-020 Table .2A, Section 3-020.4.N, and Section 3-020.15.D.1 of the City Subdivision Regulations to allow Road "A" to deviate from the design standards of Low Density Local Residential Streets, including the requirement for parking lanes, sidewalks, and boulevards to be provided on both sides of the street.
3. Recommend City Council **approve** the **variance request** from Article 3, Section 3-020 Table .2A, Section 3-020.4.N, and Section 3-020.15.D.1 of the City Subdivision Regulations to allow the extension of Riverstone Drive to deviate from the design standards of Low Density Local Residential Streets, including the requirement for parking lanes, sidewalks, and boulevards to be provided on both sides of the street.
4. Recommend City Council **approve** the **variance request** from Article 3, Section 3-020 Table .2A and Section 3-020.3.H.(2) of the City Subdivision Regulations to allow half-street improvements of River Road to deviate from the minimum required right-of-way width and bike lane installation for an Urban Collector (without parking) street.
5. Recommend City Council **approve** the **variance request** from Article 3, Section 3-030.2.A(2) of the City Subdivision Regulations to exceed the 480-foot maximum block length and allow for a proposed block length of 491 feet.
6. Recommend City Council **approve** the **variance request** from Article 3, Section 3-030.1.E of the City Subdivision Regulations prohibiting double frontage or through lots for proposed Lots 14-18 based on the findings of fact and conclusions of law in the staff report.
7. Recommend City Council **approve** the **Strong Riverstone Subdivision preliminary plat application**, subject to the recommended conditions of approval, based on the findings of fact and conclusions of law in this staff report.